



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

April 1, 2008

Benjamin F. Tompkins
ReedSmith
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

RE: Planned Residential Community Application PRC B-846-02

Dear Mr. Tompkins:

At a regular meeting of the Board of Supervisors held on March 31, 2008, the Board approved Planned Residential Community Application PRC B-846-02 in the name of JBG Rockwood Gateway, Land LLC. The Board's action approved the PRC Plan associated with Rezoning Application RZ B-846 to permit a parking garage. The subject property is located in the southeast quadrant of the intersection of Reston Parkway and the Dulles Airport Access Road [Tax Map 17-4 ((29)) 2C] on approximately 2.37 acres of land zoned PRC in the Hunter Mill District and is subject to the following development conditions:

1. At the time of site plan, a landscape plan shall be submitted for the review and approval of DPWES which demonstrates that the interior parking lot landscaping and peripheral parking lot landscaping requirements of the Zoning Ordinance will be satisfied.
2. A minimum of 36 inches of soil shall be provided where trees are shown to be planted over underground parking areas. A planter detail shall be provided for trees that are proposed to be planted on the parking deck of the garage, as determined by UFM, DWPEs.
3. In order to prevent any adverse impacts on nearby FCPA property, a plant schedule shall be provided with the site plan which demonstrates that native species shall be provided on Tax Map 17-4 ((29)) 2C. Any plant species, including perennials and seed mixes, identified by the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) as invasive shall not be used on the subject property.
4. In order to provide long-term screening, a row of trees shall be planted along the Dulles Airport Access Road (DAAR) boundary of the application property and supplemented with low-growing evergreen shrubs as approved by UFM, DPWES.
5. No portion of the wall of the proposed parking structure shall extend more than three (3) feet above final grade along the northwest portion of the site.

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov>

6. Prior to site plan approval, a soils report shall be submitted for the review and approval of DPWES, and measures shall be provided to ensure that no damage occurs for structures both onsite and offsite as deemed necessary by DPWES.

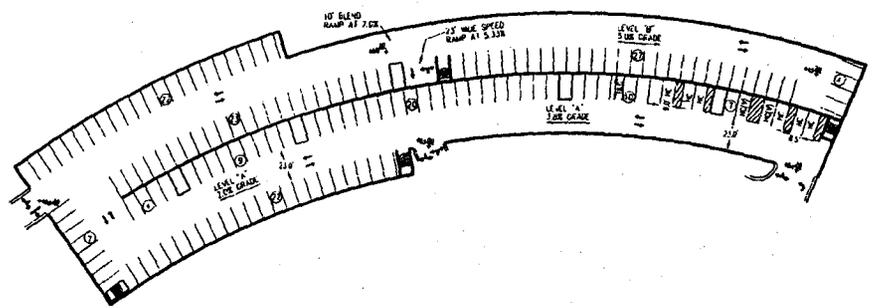
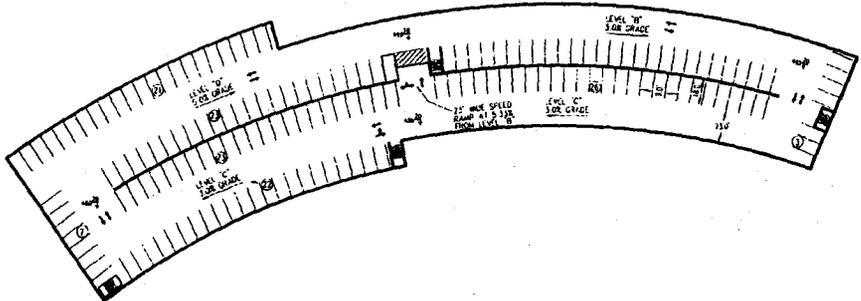
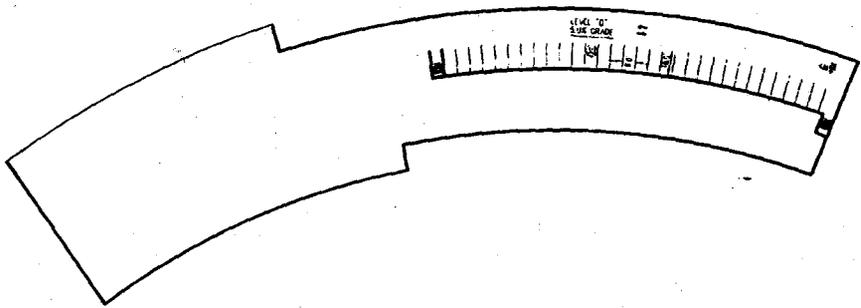
If you have questions regarding this Planned Residential Community Application, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Gerald E. Connolly
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



PARKING TABULATION

REQUIRED PARKING

EX. SHERATON HOTEL (11810 SUNRISE VALLEY DRIVE)	= 427 SPACES
EX. MULTI-FAMILY RESIDENTIAL (11760&11770 SUNRISE VALLEY DRIVE)	= 311 SPACES
EX. SHOPPING CENTER (11780 SUNRISE VALLEY DRIVE)	= 93 SPACES
SUBTOTAL	831 (AS SHOWN ON APPROVED PLAN #1732-SP-001)
EX. HOTEL (11750 SUNRISE VALLEY DRIVE)	= 276 SPACES
EX. OFFICE (11780 SUNRISE VALLEY DRIVE)	= 357 SPACES
1.36,852 GSF @ 2.4 SP./1000 SF	
SUBTOTAL	633 (AS SHOWN ON APPROVED PLAN #1732-SP-002)

RESIDENTIAL/MULTI-RESIDENTIAL PARKING REQUIREMENT TABULATION

RESIDENTIAL PARKING REQUIREMENT:

EX. MULTI-FAMILY RESIDENTIAL (11760&11770 SUNRISE VALLEY DRIVE)	= 311 SPACES
SUBTOTAL	311 SPACES

NON-RESIDENTIAL PARKING REQUIREMENT:

EX. SHERATON HOTEL (11810 SUNRISE VALLEY DRIVE)	= 427 SPACES
EX. SHOPPING CENTER (11780 SUNRISE VALLEY DRIVE)	= 93 SPACES
EX. HOTEL (11750 SUNRISE VALLEY DRIVE)	= 276 SPACES
EX. OFFICE (11780 SUNRISE VALLEY DRIVE)	= 357 SPACES
SUBTOTAL	1,153 SPACES
LESS 24.1% NON-RESIDENTIAL PARKING REDUCTION	1.153 x .758 = 872 SPACES
SUBTOTAL	281 SPACES
TOTAL COMBINED REQUIRED PARKING	1,187 SPACES

NON-RESIDENTIAL USES SUBJECT TO 24% PARKING REDUCTION (SEE RECORDED AGREEMENT, SHEET #22)

PARKING PROVIDED:

EX. SURFACE SPACES TO REMAIN	88
EX. MULTI-FAMILY RESIDENTIAL AND SHOPPING CENTER GARAGE	381
EX. OFFICE/HOTEL GARAGE PARKING SPACES	848
PROP. SHERATON GARAGE SPACES	308
TOTAL PROVIDED PARKING	1,588 SPACES

HANDICAPPED PARKING

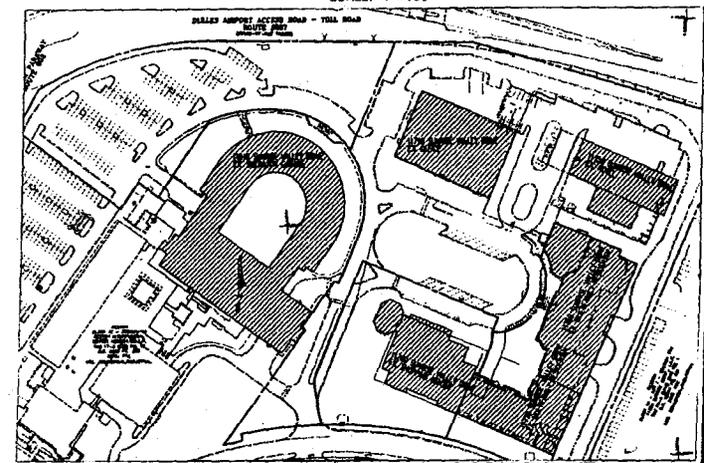
PROPOSED PARKING	= 308 SPACES
REQUIRED HC SPACES	= 8 SPACES FOR 301-400 SPACES = 8 HC SPACES REQUIRED
PROP. SHERATON GARAGE PARKING SPACES	= 8 HC SPACES PROVIDED
REQUIRED VAN ACCESSIBLE HC SPACES	= 1 IN EVERY 8 HANDICAPPED SPACES TO BE VAN ACCESSIBLE = 2 SPACES REQUIRED
PROVIDED VAN ACCESSIBLE HC SPACES	= 2 SPACES PROVIDED

LOADING TABULATION

REQUIRED LOADING: THE PROPOSED PARKING STRUCTURE USE REQUIRES NO ADDITIONAL LOADING SPACES.

LOADING PROVIDED: NO ADDITIONAL LOADING

GARAGE USE EXHIBIT
SCALE: 1"=100'



NOTE: THE PROPOSED GARAGE IS INTENDED TO PRIMARILY SERVE THE SHERATON HOTEL HOWEVER, ALL DEVELOPMENTS IN RESTON SQUARE MAY USE THE GARAGE.

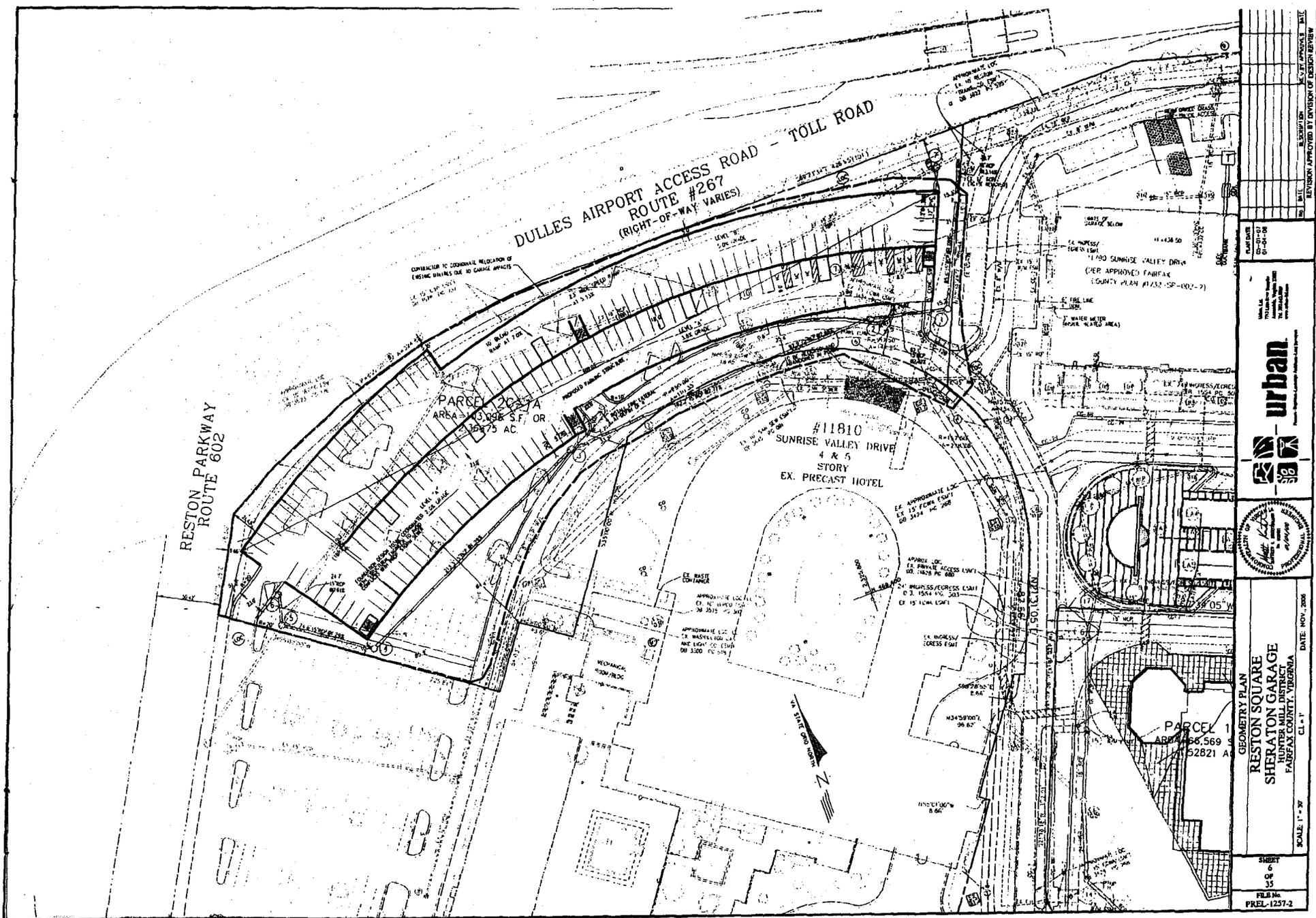
STRUCTURES THAT WILL BE PERMITTED TO USE THE GARAGE FOR PARKING

DATE: NOV. 2006
C.I. = N/A

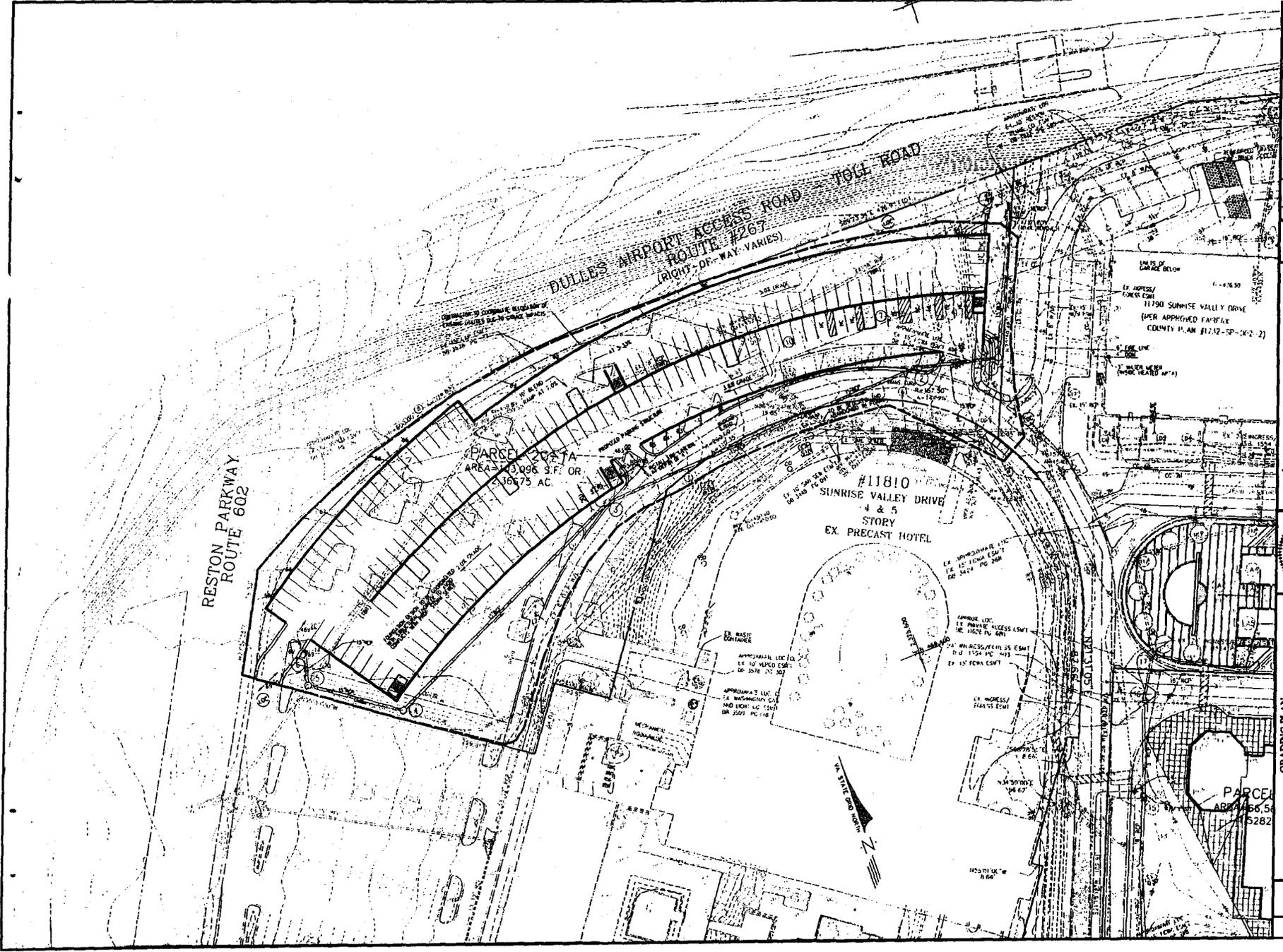
urban
Professional Engineering Services, Inc.

DATE: NOV. 2006
SHEET 4 OF 35
FILE No. PKEL-1257-2

DATE: NOV. 2006
SHEET 4 OF 35
FILE No. PKEL-1257-2



<p>DATE: 02-01-08 02-04-08</p>	<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
<p> </p>	<p> </p>
<p> GEOMETRY PLAN RESTON SQUARE SHERATON GARAGE HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1" = 30' DATE: NOV. 2006 CL-1 </p>	
<p>SHEET 6 OF 32</p>	<p>FILE NO. PREL-1257-2</p>



DATE	DESCRIPTION	BY	APPROVED BY

PLAN DATE: 08-08-07

urban

1000 North 17th Street, Suite 1000
 Arlington, Virginia 22209
 Tel: 703.241.1000
 Fax: 703.241.1001



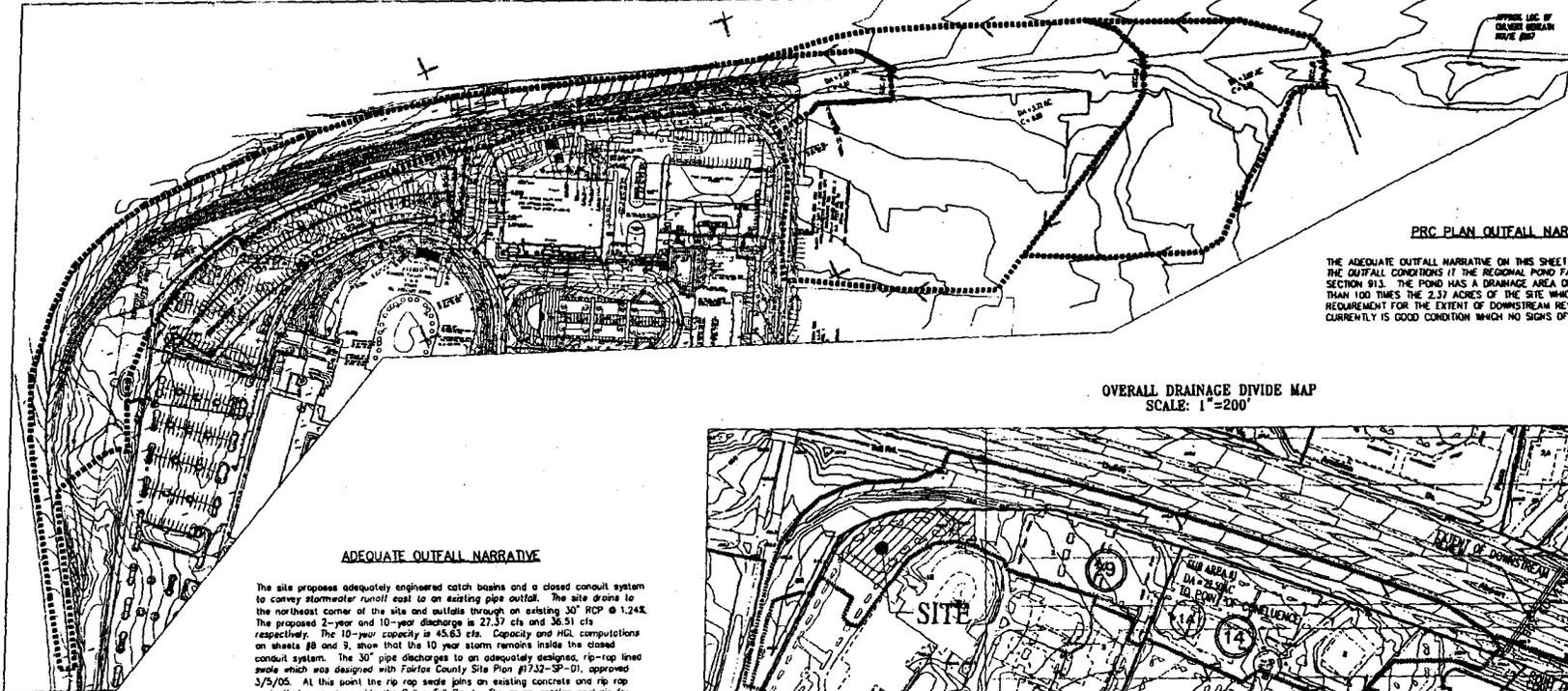
GRADING PLAN
SHERATON GARAGE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

DATE: NOV. 2006

SHEET 7 OF 35
 FILE NO. PREL-1257-2

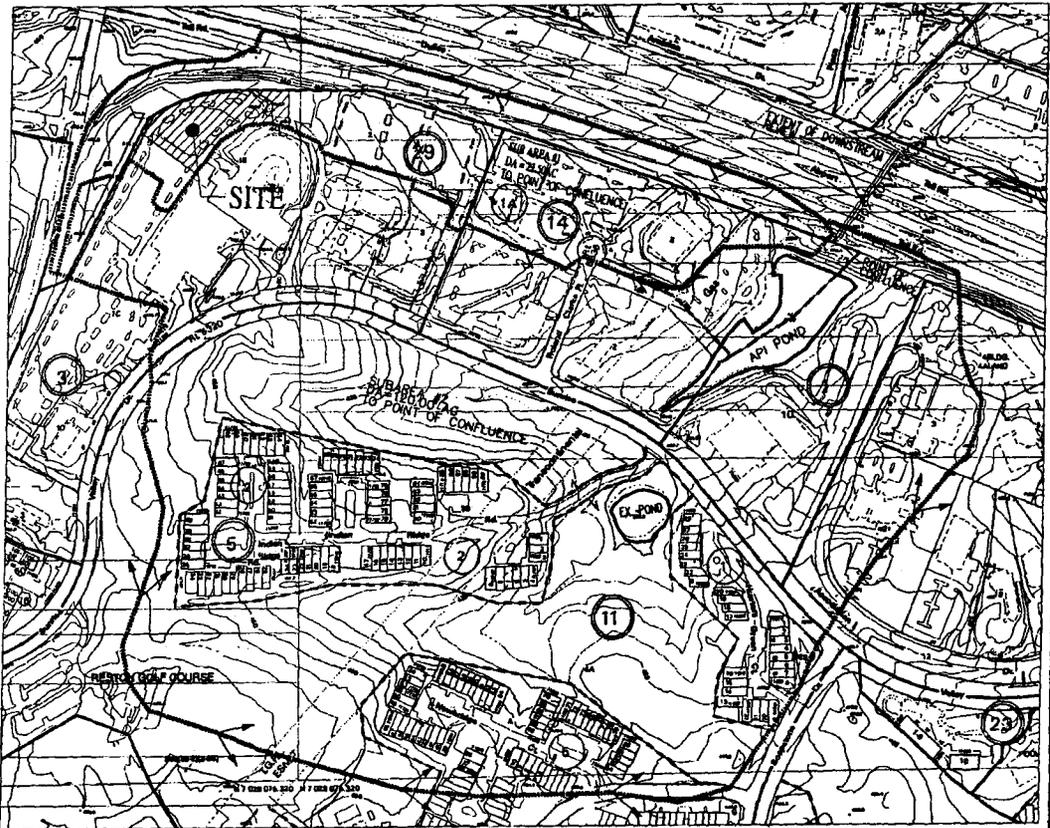
NORTHEAST STORM OUTFALL
 DETAILED DRAINAGE DIVIDE MAP FOR SWALE SECTIONS
 SCALE: 1"=100'



PRC PLAN OUTFALL NARRATIVE

THE ADEQUATE OUTFALL NARRATIVE ON THIS SHEET PROVIDES A DESCRIPTION OF THE OUTFALL CONDITIONS AT THE REGIONAL POND FACILITY LOCATED ON RESTON SECTION 91.3. THE POND HAS A DRAINAGE AREA OF 31.9 ACRES WHICH IS GREATER THAN 100 TIMES THE 2.37 ACRES OF THE SITE WHICH SATISFIES THE PRC PLAN REQUIREMENT FOR THE EXTENT OF DOWNSTREAM REVIEW. THE OUTFALL IS CURRENTLY IN GOOD CONDITION WHICH NO SIGNS OF EROSION.

OVERALL DRAINAGE DIVIDE MAP
 SCALE: 1"=200'



ADEQUATE OUTFALL NARRATIVE

The site proposes adequately engineered catch basins and a closed conduit system to convey stormwater runoff east to an existing pipe outfall. The site drains to the northeast corner of the site and outfalls through an existing 30" RCP @ 1.24%. The proposed 2-year and 10-year discharge is 27.17 cfs and 36.51 cfs respectively. The 10-year capacity is 45.63 cfs. Capacity and HGL computations on sheets #8 and 9, show that the 10 year storm remains inside the closed conduit system. The 30" pipe discharges to an adequately designed, rip-rap lined swale which was designed with Fairfax County Site Plan #1732-SP-01, approved 3/3/05. At the event the rip-rap swale joins an existing concrete and rip-rap swale that runs along side the Dulles Toll Road. The cross-section analysis for this outfall is shown on sheets #11-12. The channel has adequate capacity for the 10 year storm and permissible velocities for the 2 year storm. The design runoff for sections 4-6 does not change with the proposed development and adequate capacity calculations are provided with Fairfax County Plan #1732-SP-01. The existing drainage swale meets with the outfall of the API pond, passes through a twin 4'x4' box culvert under the Dulles Toll Road, then through an 84" RCP which ultimately outfalls to the Pond on Reston Section 91.3. According to section 6-023.2 of the Fairfax County PFM, the extent of downstream review shall extend to a point 150 feet downstream of where the receiving channel joins a reach with a drainage area 90% of the first area or greater. The site outfall which is part of subarea #1, joins a reach, subarea #2, which has a drainage area greater than 90% of the receiving channel's drainage area at the entrance to the existing box culverts. A point 150 feet down stream of the confluence lies in the existing culvert. The adequacy of the existing box culverts is shown on sheet # 13.

It is our opinion an adequate outfall exists for this development; the cross-sections analyzed and included on the plan are representative of stream reaches for the entire extent of review for the natural watercourse portion of the system; and there will be no flooding of existing downstream dwellings, or buildings constructed under an approved building permit, by the 100-year storm event, or that any existing flooding condition will not be aggravated by drainage from the development site.

Matthew K. Kaitiyohann, P.E., Associate

Date

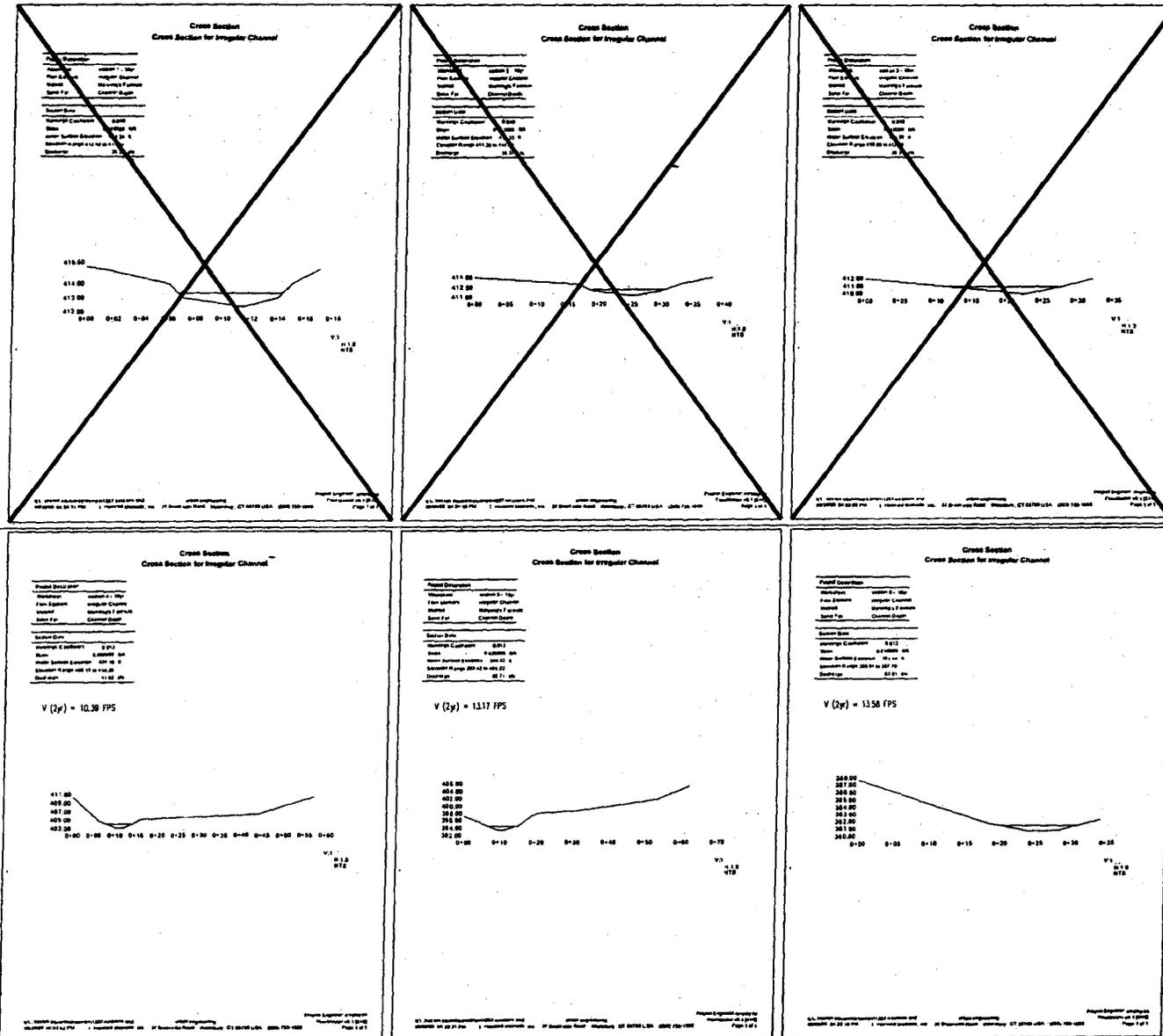
Urban Ltd.
 Matthew K. Kaitiyohann, P.E., Associate

DESIGN FLOW COMPUTATIONS TABLE

From Point	To Point	Drainage Area	C factor	C x A	Runoff	Inlet Time (to 10 ft) (min)	Runoff @ 10 ft (cfs)	Runoff @ 100 ft (cfs)	Runoff @ 1000 ft (cfs)	Runoff @ 10000 ft (cfs)
1	2	1.0	0.5	0.5	0.5	1.0	0.5	0.5	0.5	0.5
2	3	2.0	0.5	1.0	1.0	2.0	1.0	1.0	1.0	1.0
3	4	3.0	0.5	1.5	1.5	3.0	1.5	1.5	1.5	1.5
4	5	4.0	0.5	2.0	2.0	4.0	2.0	2.0	2.0	2.0
5	6	5.0	0.5	2.5	2.5	5.0	2.5	2.5	2.5	2.5
6	7	6.0	0.5	3.0	3.0	6.0	3.0	3.0	3.0	3.0
7	8	7.0	0.5	3.5	3.5	7.0	3.5	3.5	3.5	3.5
8	9	8.0	0.5	4.0	4.0	8.0	4.0	4.0	4.0	4.0
9	10	9.0	0.5	4.5	4.5	9.0	4.5	4.5	4.5	4.5
10	11	10.0	0.5	5.0	5.0	10.0	5.0	5.0	5.0	5.0
11	12	11.0	0.5	5.5	5.5	11.0	5.5	5.5	5.5	5.5
12	13	12.0	0.5	6.0	6.0	12.0	6.0	6.0	6.0	6.0
13	14	13.0	0.5	6.5	6.5	13.0	6.5	6.5	6.5	6.5
14	15	14.0	0.5	7.0	7.0	14.0	7.0	7.0	7.0	7.0
15	16	15.0	0.5	7.5	7.5	15.0	7.5	7.5	7.5	7.5
16	17	16.0	0.5	8.0	8.0	16.0	8.0	8.0	8.0	8.0
17	18	17.0	0.5	8.5	8.5	17.0	8.5	8.5	8.5	8.5
18	19	18.0	0.5	9.0	9.0	18.0	9.0	9.0	9.0	9.0
19	20	19.0	0.5	9.5	9.5	19.0	9.5	9.5	9.5	9.5
20	21	20.0	0.5	10.0	10.0	20.0	10.0	10.0	10.0	10.0
21	22	21.0	0.5	10.5	10.5	21.0	10.5	10.5	10.5	10.5
22	23	22.0	0.5	11.0	11.0	22.0	11.0	11.0	11.0	11.0
23	24	23.0	0.5	11.5	11.5	23.0	11.5	11.5	11.5	11.5
24	25	24.0	0.5	12.0	12.0	24.0	12.0	12.0	12.0	12.0
25	26	25.0	0.5	12.5	12.5	25.0	12.5	12.5	12.5	12.5
26	27	26.0	0.5	13.0	13.0	26.0	13.0	13.0	13.0	13.0
27	28	27.0	0.5	13.5	13.5	27.0	13.5	13.5	13.5	13.5
28	29	28.0	0.5	14.0	14.0	28.0	14.0	14.0	14.0	14.0
29	30	29.0	0.5	14.5	14.5	29.0	14.5	14.5	14.5	14.5
30	31	30.0	0.5	15.0	15.0	30.0	15.0	15.0	15.0	15.0
31	32	31.0	0.5	15.5	15.5	31.0	15.5	15.5	15.5	15.5
32	33	32.0	0.5	16.0	16.0	32.0	16.0	16.0	16.0	16.0
33	34	33.0	0.5	16.5	16.5	33.0	16.5	16.5	16.5	16.5
34	35	34.0	0.5	17.0	17.0	34.0	17.0	17.0	17.0	17.0
35	36	35.0	0.5	17.5	17.5	35.0	17.5	17.5	17.5	17.5
36	37	36.0	0.5	18.0	18.0	36.0	18.0	18.0	18.0	18.0
37	38	37.0	0.5	18.5	18.5	37.0	18.5	18.5	18.5	18.5
38	39	38.0	0.5	19.0	19.0	38.0	19.0	19.0	19.0	19.0
39	40	39.0	0.5	19.5	19.5	39.0	19.5	19.5	19.5	19.5
40	41	40.0	0.5	20.0	20.0	40.0	20.0	20.0	20.0	20.0
41	42	41.0	0.5	20.5	20.5	41.0	20.5	20.5	20.5	20.5
42	43	42.0	0.5	21.0	21.0	42.0	21.0	21.0	21.0	21.0
43	44	43.0	0.5	21.5	21.5	43.0	21.5	21.5	21.5	21.5
44	45	44.0	0.5	22.0	22.0	44.0	22.0	22.0	22.0	22.0
45	46	45.0	0.5	22.5	22.5	45.0	22.5	22.5	22.5	22.5
46	47	46.0	0.5	23.0	23.0	46.0	23.0	23.0	23.0	23.0
47	48	47.0	0.5	23.5	23.5	47.0	23.5	23.5	23.5	23.5
48	49	48.0	0.5	24.0	24.0	48.0	24.0	24.0	24.0	24.0
49	50	49.0	0.5	24.5	24.5	49.0	24.5	24.5	24.5	24.5
50	51	50.0	0.5	25.0	25.0	50.0	25.0	25.0	25.0	25.0
51	52	51.0	0.5	25.5	25.5	51.0	25.5	25.5	25.5	25.5
52	53	52.0	0.5	26.0	26.0	52.0	26.0	26.0	26.0	26.0
53	54	53.0	0.5	26.5	26.5	53.0	26.5	26.5	26.5	26.5
54	55	54.0	0.5	27.0	27.0	54.0	27.0	27.0	27.0	27.0
55	56	55.0	0.5	27.5	27.5	55.0	27.5	27.5	27.5	27.5
56	57	56.0	0.5	28.0	28.0	56.0	28.0	28.0	28.0	28.0
57	58	57.0	0.5	28.5	28.5	57.0	28.5	28.5	28.5	28.5
58	59	58.0	0.5	29.0	29.0	58.0	29.0	29.0	29.0	29.0
59	60	59.0	0.5	29.5	29.5	59.0	29.5	29.5	29.5	29.5
60	61	60.0	0.5	30.0	30.0	60.0	30.0	30.0	30.0	30.0
61	62	61.0	0.5	30.5	30.5	61.0	30.5	30.5	30.5	30.5
62	63	62.0	0.5	31.0	31.0	62.0	31.0	31.0	31.0	31.0
63	64	63.0	0.5	31.5	31.5	63.0	31.5	31.5	31.5	31.5
64	65	64.0	0.5	32.0	32.0	64.0	32.0	32.0	32.0	32.0
65	66	65.0	0.5	32.5	32.5	65.0	32.5	32.5	32.5	32.5
66	67	66.0	0.5	33.0	33.0	66.0	33.0	33.0	33.0	33.0
67	68	67.0	0.5	33.5	33.5	67.0	33.5	33.5	33.5	33.5
68	69	68.0	0.5	34.0	34.0	68.0	34.0	34.0	34.0	34.0
69	70	69.0	0.5	34.5	34.5	69.0	34.5	34.5	34.5	34.5
70	71	70.0	0.5	35.0	35.0	70.0	35.0	35.0	35.0	35.0
71	72	71.0	0.5	35.5	35.5	71.0	35.5	35.5	35.5	35.5
72	73	72.0	0.5	36.0	36.0	72.0	36.0	36.0	36.0	36.0
73	74	73.0	0.5	36.5	36.5	73.0	36.5	36.5	36.5	36.5
74	75	74.0	0.5	37.0	37.0	74.0	37.0	37.0	37.0	37.0
75	76	75.0	0.5	37.5	37.5	75.0	37.5	37.5	37.5	37.5
76	77	76.0	0.5	38.0	38.0	76.0	38.0	38.0	38.0	38.0
77	78	77.0	0.5	38.5	38.5	77.0	38.5	38.5	38.5	38.5
78	79	78.0	0.5	39.0	39.0	78.0	39.0	39.0	39.0	39.0
79	80	79.0	0.5	39.5	39.5	79.0	39.5	39.5	39.5	39.5
80	81	80.0	0.5	40.0	40.0	80.0	40.0	40.0	40.0	40.0
81	82	81.0	0.5	40.5	40.5	81.0	40.5	40.5	40.5	40.5
82	83	82.0	0.5	41.0	41.0	82.0	41.0	41.0	41.0	41.0
83	84	83.0	0.5	41.5	41.5	83.0	41.5	41.5	41.5	41.5
84	85	84.0	0.5	42.0	42.0	84.0	42.0	42.0	42.0	42.0
85	86	85.0	0.5	42.5	42.5	85.0	42.5	42.5	42.5	42.5
86	87	86.0	0.5	43.0	43.0	86.0	43.0	43.0	43.0	43.0
87	88	87.0	0.5	43.5	43.5	87.0	43.5	43.5	43.5	43.5
88	89	88.0	0.5	44.0	44.0	88.0	44.0	44.0	44.0	44.0
89	90	89.0	0.5	44.5	44.5	89.0	44.5	44.5	44.5	44.5
90	91	90.0	0.5	45.0	45.0	90.0	45.0	45.0	45.0	45.0
91	92	91.0	0.5	45.5	45.5	91.0	45.5	45.5	45.5	45.5
92	93	92.0	0.5	46.0	46.0	92.0	46.0	46.0	46.0	46.0
93	94	93.0	0.5	46.5	46.5	93.0	46.5	46.5	46.5	46.5
94	95	94.0	0.5	47.0	47.0	94.0	47.0	47.0	47.0	47.0
95	96	95.0	0.5	47.5	47.5	95.0	47.5	47.5	47.5	47.5
96	97	96.0	0.5	48.0	48.0	96.0	48.0	48.0	48.0	48.0
97	98	97.0	0.5	48.5	48.5	97.0	48.5	48.5	48.5	48.5
98	99	98.0	0.5	49.0	49.0	98.0	49.0	49.0	49.0	49.0
99	100	99.0</								

NORTHEAST STORM OUTFALL
CROSS SECTION DETAILS
 (1:1 HORIZONTAL TO VERTICAL RATIOS)

FOR INFORMATION PURPOSES ONLY.



NOTE: THE OUTFALL AT SECTIONS 1-3 IS A PROPOSED RP-RAP SMALL. THE OUTFALL AT SECTIONS 4-6 IS AN EXISTING CONCRETE SMALL. THE CHANNEL LINKS AT THESE SECTIONS ARE ADEQUATE FOR THE DESIGN VELOCITIES.

SEE SECTION LOCATIONS IN PLAN VIEW ON SHEET 1732-SP-10

THIS SHEET REFERENCED FROM APPROVED PLAN 1732-SP-01

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
 7115 LITTLE PATTERICK DRIVE (951) 844-3000
 ANNAPOLIS, VIRGINIA 21403

DATE: 05-10-03
 REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DATE: 05-10-03

IRREGULAR CHANNEL OUTFALL - RESTON SQUARE - RESTON SECTION 40 BLOCK 1 - FAIRFAX COUNTY, VIRGINIA

SCALE: UNNOTED
 CI = 1"

DATE: 05-10-03

PROJECT: PREL. 1257-2
 SHEET: 14B-31B-12
 OF: 36-55-35
 FILE NO.: 09-1257-1

EXISTING BOX CULVERT COMPUTATIONS

18 yr Storm Calculations

Culvert Capacity Check

From Point	To Point	Drainage Area	C Factor	E x A Increment	Sum	Inlet Top Elev	Rain Fall In/hr	Runoff C.F.S.	Inlet Elev	Outlet Elev	Length Ft	Slope %
Upstream	Downstream	167.0	0.75	122.49	122.49	80.00	4.57	577.96	341.37	329.66	750.0	1.312

Culvert Type & Size	Inlet Control					Outlet Control					Length Ft	Slope %	Q _{max} CFS		
	Begin	End	W/B	H ₁	H ₂	Begin	End	W/B	H ₁	H ₂					
4'-6" Box Culvert	4.00	287.50	12.50	1.00	7.00	80.00	4.50	2.33	4.00	2.33	533.0783	2.71	515	7.28	
W/Revised Top Edge															

24 degree flared outlets

Normal Depth 3.14
 Flow Area (ft²) 16.94
 Wetted Perimeter (ft) 11.67
 Velocity (ft/s) 4.37
 SF 0.01325941
 HW ELEV 371.97 ← Elevation of Road Shoulder - 15' = 378.5 Adequate Capacity exists

24 yr Storm Calculations

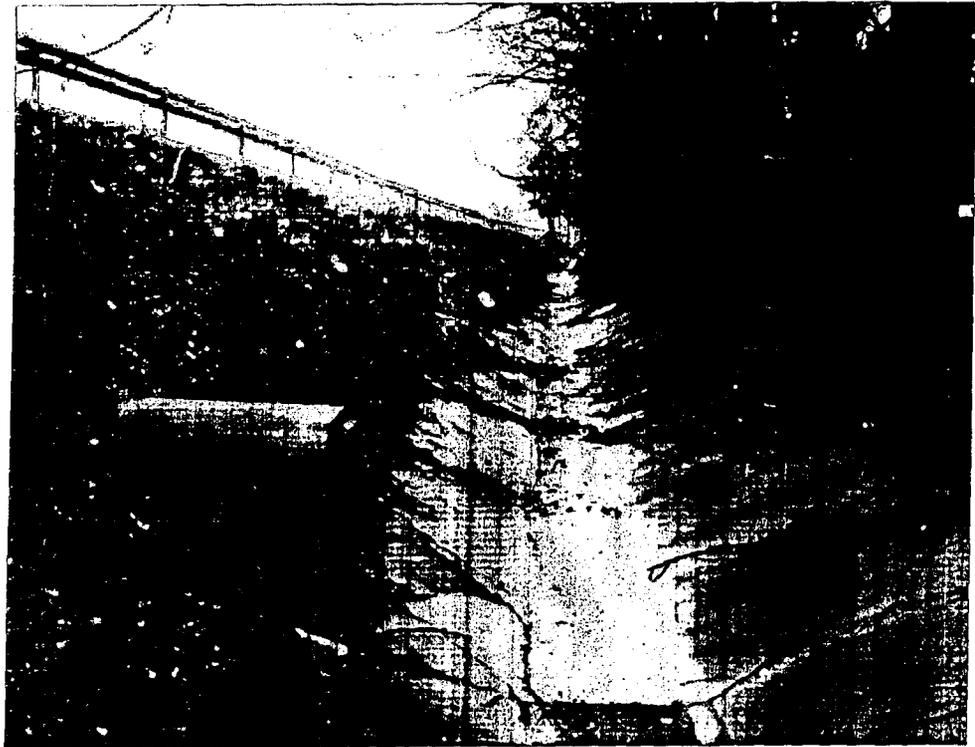
Culvert Capacity Check

From Point	To Point	Drainage Area	C Factor	E x A Increment	Sum	Inlet Top Elev	Rain Fall In/hr	Runoff C.F.S.	Inlet Elev	Outlet Elev	Length Ft	Slope %
Upstream	Downstream	167.8	0.75	123.49	123.49	80.00	5.26	625.25	342.37	329.66	750.0	1.312

Culvert Type & Size	Inlet Control					Outlet Control					Length Ft	Slope %	Q _{max} CFS		
	Begin	End	W/B	H ₁	H ₂	Begin	End	W/B	H ₁	H ₂					
4'-6" Box Culvert	4.00	324.11	12.50	1.00	8.00	80.00	5.00	4.84	7.29	7.29	527.954	2.71	810	8.20	
W/Revised Top Edge															

24 degree flared outlets

Normal Depth 3.47
 Flow Area (ft²) 18.75
 Wetted Perimeter (ft) 12.24
 Velocity (ft/s) 4.64
 SF 0.0130843
 HW ELEV 373.57 ← Elevation of Road Shoulder - 15' = 378.5 Adequate Capacity exists



DATE: 07-04-08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 REVISION APPROVED BY: DESIGN REVIEW

urban.
 CONSULTING ENGINEERS

IRREGULAR CHANNEL OUTFALL
 RESTON SQUARE
 SHERATON GARAGE
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL-1
 DATE: NOV. 2008

SCALE: AS NOTED

SHEET 13 OF 35
 FILE No. PREL-1257-2

SWMM/DMP NARRATIVE:

This Retention Pond 913 is located on the south side of Sunset Hill Road, 1,500 ft. west of Maple Avenue. It was designed and built in 1980 by Retention Land Corporation to provide 2 and 10 year SWM detention for the undeveloped upstream drainage area. The pond has significant sediment deposits and has deteriorated to a wetland area. The pond volume has been reduced by more than 4,000 cubic meters (14,000 cu ft).

The Pond is located in Difficult Run Watershed and has a drainage area of 211 acres, of which 144 acres occur in the API Parcel. The rest of the watershed, 167 acres, drains directly to Pond 913. See "Topo Map" on sheet 8 of 12.

The pond will be converted to a Best Management Practices (BMP) facility for the watershed, and the VDOT Contractor Parking lot located on "Subarea 911" on sheet 8 of 12 will be included in the computations. The existing API Pond is a wet pond with a total wet volume of 441,286 cu ft, as calculated from the approved computations. The volume of "dead storage" received in the API Pond is 412,200 cu ft to accommodate the BMP requirements for the 134 acre drainage area. The volume of dry storage provided in the Pond 913 is 508,260 cu ft. This volume exceeds BMP for the remaining 167 acre drainage area. The VDOT Contractor Parking lot was considered as an existing unimproved area. Using both ponds as regional facilities, the total phosphorus removal rate is 63 %.

The pond bottom was not excavated in order to preserve the existing wetlands. At present the discharge from the pond is a single 8" pipe located under Subarea 118 Flood with two barriers plugged. Currently the one barrier of the 8" pipe is not plugged and discharges to a 24" pipe, which connects to a 36" x 4' storm tunnel under the W & OD trail, and discharges to a 34" pipe that extends to an open channel in the 19000 Creek Country Club golf course. The 100 year water surface elevation was established using the existing channel as a water control structure.

One of the plugged existing barriers of the 8" pipe has a new 8" RCP pipe storm sewer will be installed parallel to the existing system.

Hydraulics and hydrology for changing Pond 913 to a BMP pond are:

1. Storm-Discharge rating curve for the proposed outlet structure of Pond 913.

The BMP volume is 14,400 cu ft and the BMP retention will be 105.7 min. There will be no significant outflow until the water level in the pond reaches 108.70 ft and from the discharge from the pond will be controlled by water in the BMP wet pool in the outlet pipe.

An overflow across the proposed outlet system along with the existing system is composed of many different sections. To develop a stage-discharge curve of the new outlet structure, a stage-discharge rating table for the existing outlet system was developed and existing stage-discharge rating table for the proposed outlet storm sewer was developed. New break flow curves were developed and compared with the rating curve of the BMP wet pool, providing a final rating curve.

2. Hydrology

Pond routing was performed using HEC-1 with hydrographs developed by the SCS method. The outlet was used divided into two subareas (1) Subarea API which drains to the existing API pond and (2) Subarea 913 which drains directly to Pond 913. Subarea API is 144 acres with a CN number of 91 and Subarea 913 is 167 acres with a CN number of 91. These values are very close to the numbers of the previous routing. Types of curve numbers were computed using the SCS method. At this time, the entire watershed has been fully developed. Except for the golf course, the storm sewer corresponds to storm as a pipe system. There are a few more small "driveway" ponds located in the API pond in the watershed, however, these ponds were disregarded, since the storm as a pipe system is a significant as it is a conservative approach.

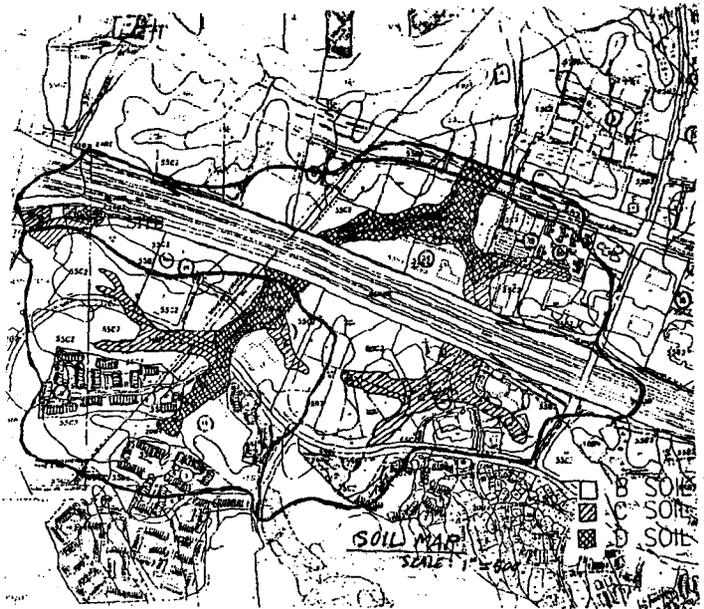
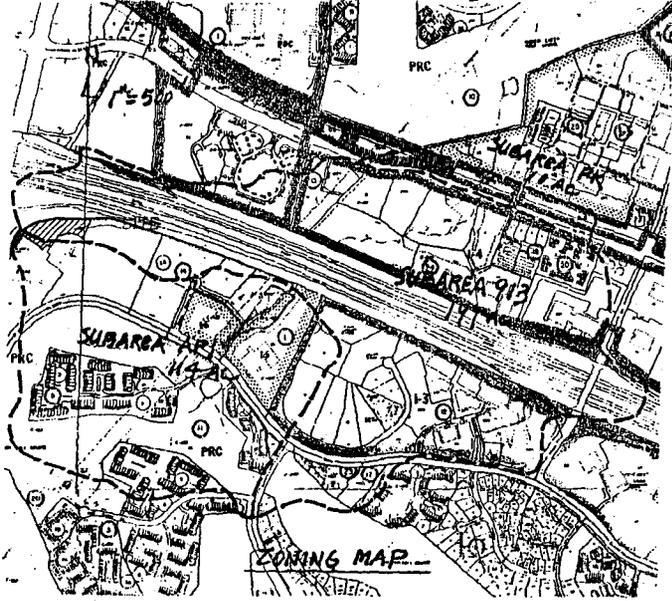
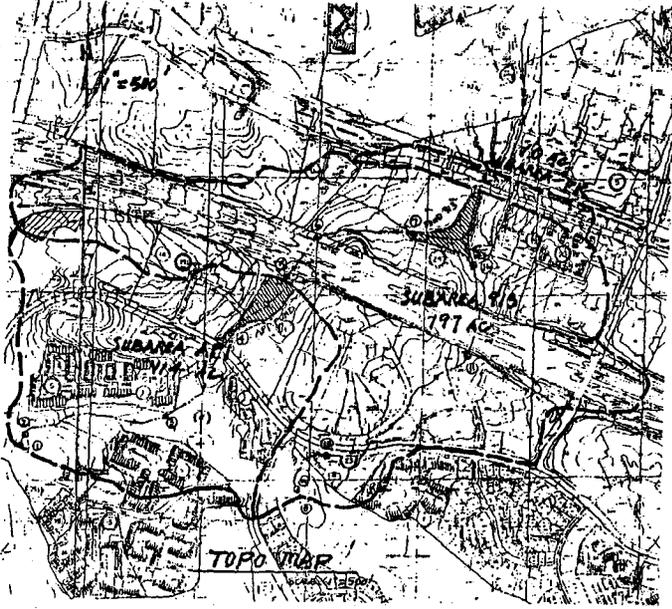
3. Pond Routing
 - A. 2 and 10 year routing:

In the HEC-1 model the API pond was modeled through the primary outfall with the pond volume above the permanent water surface elevation. The routed hydrograph was added to the hydrograph of Subarea 913. This is a break flow from the API pond to Pond 913 is only 0.08 hours which is too short, so the channel routing was abandoned. Again, it is a conservative method. The routed hydrograph of Pond 913 was routed, and the results show that the 2 year peak discharge is 11 cfs from the 10 year peak discharge is 22 cfs from. Using break of overwater and CN numbers of 1900, the peak discharges are 11 m³/sec and 28 m³/sec for the 2 year and 10 year storm, respectively.

- B. 100 year routing:

The 100 year routing are same as storm, except: 1) in the API pond, the pond volume below the emergency spillway was not included and the primary outfall was assumed plugged, and 2) in Pond 913 only the volume above the BMP elevation was considered. The routed 100 year water surface elevation in Pond 913 is 108.12 m. The existing 100 year water surface elevation is 108.75 m. The new 100 year water surface elevation is lower than the existing. The only outlet included the entire volume for the 100 year routing for the API Pond.

Therefore, in our opinion this pond design meets the requirements of SWMM/DMP and provides adequate outlet.



TIME OF CONCENTRATION AND TRAVEL TIME Version 2.00

Project : Retention Pond 913 State: VA West: Inch Date: 07-13-99
 City: Fairfax Checked: Date:
 Client: W&OD Condition

Flow Type	2 year rain (in)	Length (ft)	Slope (ft/ft)	Subarea #1 - API code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (min)
Sheet	3.2	100	0.032	P					0.197
Shallow Channel		1400	0.042	U					0.116
Open Channel		1000							0.049
									Time of Concentration = 0.357
									(4.6 min)
									Travel Time = 0.684

Flow Type	2 year rain (in)	Length (ft)	Slope (ft/ft)	Subarea #2 - REST code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (min)
Sheet	3.2	100	0.032	S					0.170
Shallow Channel		800	0.018	U					0.060
Open Channel		850							0.026
									Time of Concentration = 0.217
									(7.8 min)

- Sheet flow Surface Codes ---
- A Smooth Surface
 - W Fallow (No flow)
 - C Cultivated < 20 ft Row
 - D Cultivated > 20 ft Row
 - S Grass-Rough
 - P Grass, Slope
 - G Grass, Burrows
 - M Muds, Light
 - J Muds, Jams
 - R Ramp, Natural
 - Shallow Channel Codes ---
 - Surface Codes ---
 - F Fallow
 - P Paved
 - U Unpaved



FOR INFORMATION PURPOSES ONLY.

FAIRFAX COUNTY
 H. OET
 G. WALL, MC
 J. MACLELLAN

SCALE: 1" = 500'

DATE: JULY, 1999

ADVANCE COPY NOT FOR CONSTRUCTION

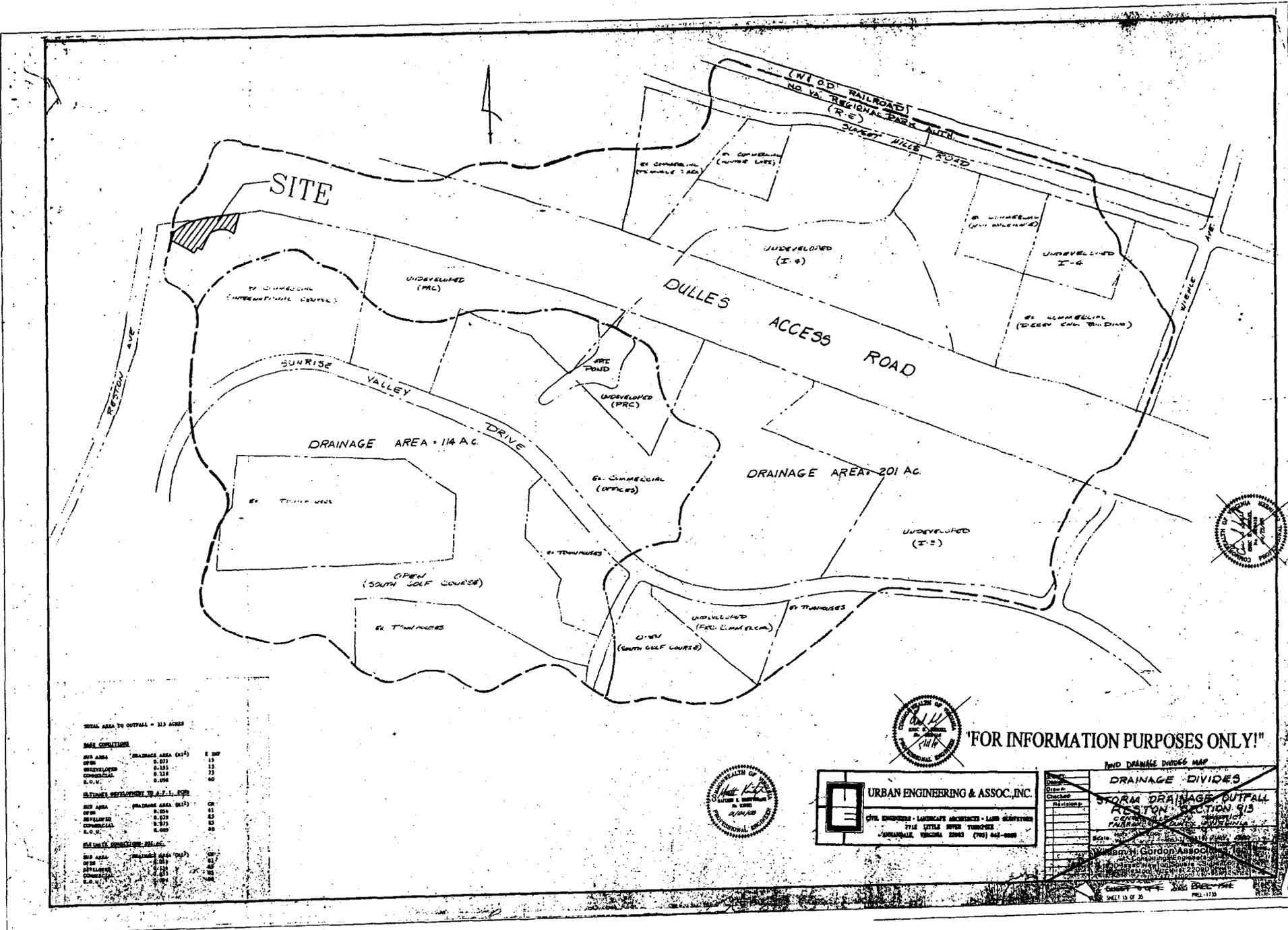
RESTON POND 913 RETROFIT

STORMWATER MANAGEMENT/BMP COMPUTATIONS

0435-0103

0435501

8 OF 12



TOTAL AREA IN OUTFALL - 313 ACRES

BASE CONDITIONS

SITE AREA	DRAINAGE AREA (A ²)	R.F. PER
OPEN	0.071	13
UNDEVELOPED	0.131	13
COMMERCIAL	0.138	13
R.O.V.	0.098	40

ULTIMATE DEVELOPMENT TO A.F.L. 1990

SITE AREA	DRAINAGE AREA (A ²)	R.F. PER
OPEN	0.056	13
RESIDENTIAL	0.023	13
COMMERCIAL	0.015	13
R.O.V.	0.009	13

EXISTING OPERATIONS 1988

SITE AREA	DRAINAGE AREA (A ²)	R.F. PER
OPEN	0.051	13
UNDEVELOPED	0.125	13
COMMERCIAL	0.015	13
R.O.V.	0.009	13



"FOR INFORMATION PURPOSES ONLY!"



URBAN ENGINEERING & ASSOC., INC.

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LEAD DEVELOPERS

2716 LITTLE RIVER TURNPIKE

MANASSAS, VIRGINIA 22033 (703) 842-0000

TWO DRAINAGE DIVIDES MAP

DRAINAGE DIVIDES

STORM DRAINAGE OUTFALL

RESTON, SECTION 913

RESTON, VIRGINIA

DATE: 11/11/88

SCALE: AS SHOWN

PROJECT: GORDON ASSOCIATES

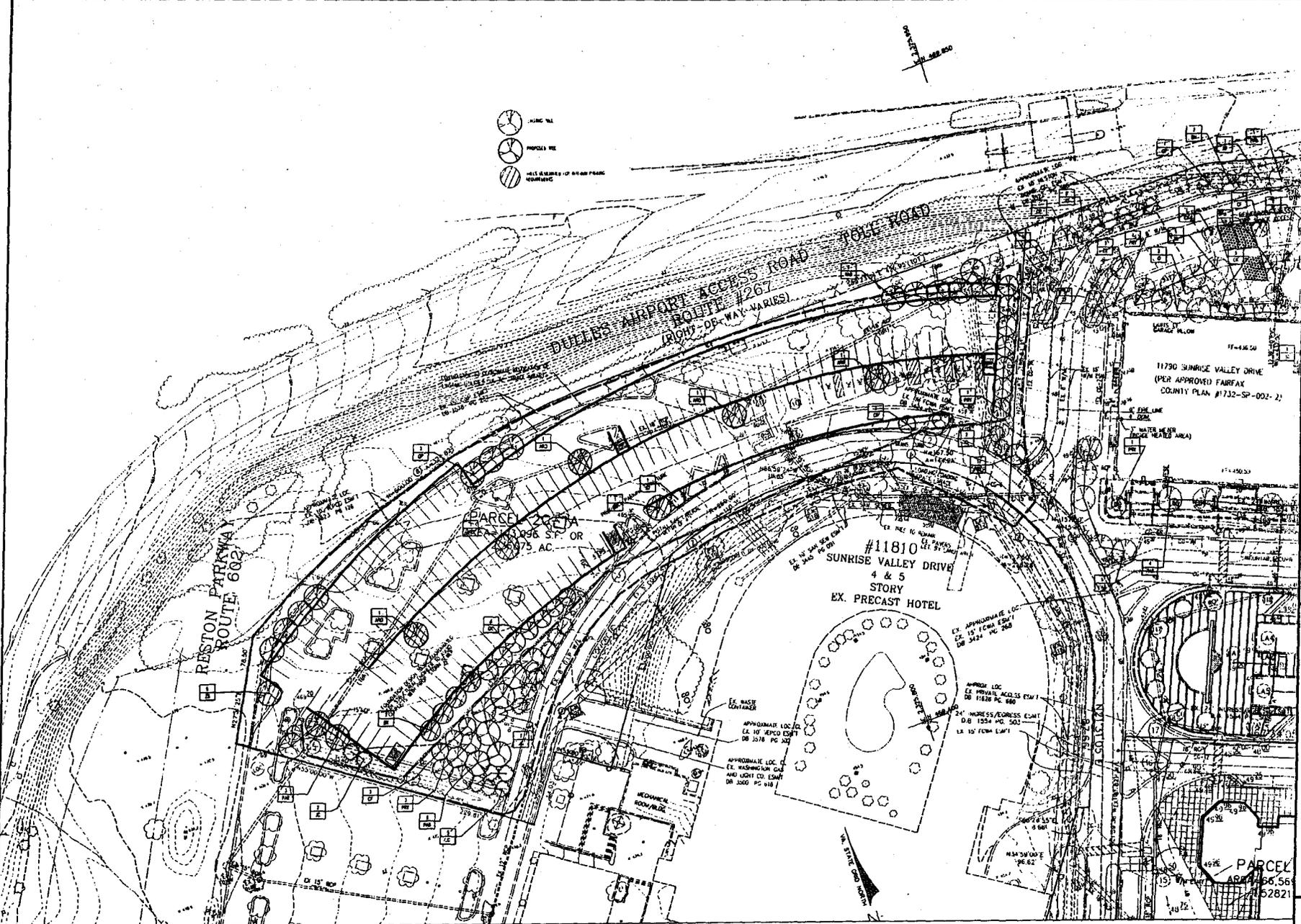
DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 11/11/88

PROJECT NO. 88-001

SHEET 13 OF 20



NOTE: LANDSCAPING WILL BE PROVIDED GENERALLY AS SHOWN, BUT IS SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

THIS SHEET FOR LANDSCAPING PURPOSES ONLY.

PROJECT NO. 1257-2	SHEET NO. 16 OF 35	DATE NOV. 2006
DESIGNER URBAN	CLIENT CL-1-1	SCALE 1" = 30'
PROJECT NAME PROPOSED LANDSCAPE PLAN RESTON SQUARE SHERATON GARAGE FAIRFAX COUNTY, VIRGINIA		
APPROVED BY DIVISION OF DESIGN REVIEW		



11790 SUNRISE VALLEY DRIVE
 (PER APPROVED FAIRFAX COUNTY PLAN #1732-SP-002-2)

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 (PER APPROVED FAIRFAX COUNTY PLAN #1732-SP-002-2)

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 (PER APPROVED FAIRFAX COUNTY PLAN #1732-SP-002-2)

B. Noise Abatement.

1. **Residential.** In order to achieve a maximum interior noise level of 45 dBA Ldn for all dwelling units that are impacted by highway noise from the Dulles Toll Road (between 400 and 875 feet from centerline) having noise levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:
 - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
 - b. Doors and windows shall have a laboratory STC rating of at least 37. If windows constitute more than 20% of the facade they should have the same laboratory STC rating as walls.
 - c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
2. **Non-Residential, 70 - 75 dBA Ldn.** In order to achieve a maximum interior noise level of 45 dBA Ldn for all office and hotel uses that are impacted by highway noise from the Dulles Toll Road (between 400 and 875 feet from centerline) having noise levels between 70 and 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:
 - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - b. Doors and windows shall have a laboratory STC rating of at least 28. If windows function as walls they should have the same laboratory STC rating as walls.

c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

3. **Non-Residential, 75 dBA Ldn.** In order to achieve a maximum interior noise level of 50 dBA Ldn for the office building and hotel which are impacted by highway noise from the Dulles Toll Road (within 400 feet from centerline) having noise levels greater than 75 dBA Ldn, the following acoustical measures shall be provided for each exposed building facade having windows and/or doors and lacking another building, topographic and/or other condition which blocks the noise source, as determined by DEM:
 - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
 - b. Doors and windows shall have a laboratory STC rating of at least 37. If windows function as walls they should have the same laboratory STC rating as walls.
 - c. Adequate measures to seal and caulk between surfaces shall be provided and shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
4. **Outdoor Recreational Area.** At the time of the construction of either of the two outdoor recreational areas shown on Sheet 3 of the OPA, and of the lawn areas bordering the plaza as shown on that sheet, the Applicant will construct an acoustical fence, wall or intervening building or other noise reduction features between the outdoor recreation area or areas and the Dulles Airport Access Road. If acoustical fencing or walls are used they shall be architecturally solid from the ground up with no gaps or openings. Screening of the outdoor recreational areas shall be an integral part of the project and shall be compatible in color and material with the adjacent buildings. The structures employed shall be of sufficient height to adequately shield the outdoor

recreation area from the Dulles Airport Access Road.

5. **Alternative Mitigation.** In the alternative to II.B.1. through II.B.4. above, the Applicant may have a refined acoustical analysis performed to determine which buildings may have sufficient shielding to permit a reduction in the mitigation measures specified above. Said acoustical analysis shall be performed to the satisfaction of DEM and implemented in accordance with the approved analysis.

IV. TRANSPORTATION

- A. **Frontage Improvements.** Prior to issuance of any Non-Residential Use Permits (NORUP) or Residential Use Permits (RUP) for any new structure on the property, other than renovations or additions to the existing hotel, the Applicant shall construct the improvements listed below as determined by DEM and/or VDOT:
 1. A right turn deceleration lane and a left turn lane into the project's main entrance from Sunrise Valley Drive.
 2. A right turn deceleration lane into the eastern project entrance from Sunrise Valley Drive. Landscaping will be provided as a part of this construction to create a visual buffer, consistent with traffic and pedestrian safety considerations, to help screen the above-gate residential/commercial structures from Sunrise Valley Drive when approaching from the east. In order to maintain if possible the existing landscaping buffer on the adjacent property located to the east, the Applicant shall request during site plan review that VDOT either eliminate or shorten this deceleration lane. In the event a deceleration lane is required, the Applicant shall make every reasonable effort to replace the vegetation that must be removed for the construction of the deceleration lane without impeding traffic or pedestrian safety as determined by DEM/VDOT.
- B. **Right Turn Lane on Sunrise Valley Drive.** Prior to the issuance of any RUP or NORUP for any development other than renovation or expansion of the existing hotel, the

Applicant shall provide an additional westbound lane on Sunrise Valley Drive between Colts Neck Drive and Reston Parkway through the construction of a right turn lane and the conversion of the existing right turn lane to a through lane as determined by DEM and/or VDOT.

- C. **Condemnation.** The Applicant shall use best efforts to acquire right-of-way and/or easements which may be necessary for the improvements required in Proffers IV.A.2. and IV.B. above. The applicant shall pay the cost of any additional right-of-way and/or easements. In the event the Applicant is unable to acquire needed right-of-way and/or easements, the Applicant shall at or prior to the time of site plan approval request that the County acquire the right-of-way and/or easements by means of its condemnation powers at the Applicant's expense. It is understood that the County is under no obligation to do so. It is further understood that the Applicant's request shall not be considered until it is forwarded in writing, to the Director of Land Acquisition accompanied by: (1) plats, plans and profiles showing the necessary right-of-way and/or easements property; (2) an independent appraisal, by an appraiser not an employee of the County, of the value of the land taken; (3) a sixty (60) year title search certificate of the right-of-way to be acquired (30 year title search for easements); and (4) a Letter of Credit equal to (1) the appraised value of the right-of-way and/or easements to be acquired, including damages and (2) the cost of the acquisition including attorney's fees, which can be drawn upon by the County. It is also understood that in the event the property owner of the right-of-way and/or easement property to be acquired is awarded more than the appraised value of the land, in a condemnation suit, the amount of the award in excess of the Letter of Credit shall be paid to the County by the Applicant within 30 days of the award. If the County does not elect to initiate the use of its power of eminent domain to acquire right-of-way or easements that are necessary for the proposed road improvement (including those specified in Proffers IV.A.2. and IV.B. above) by authorizing negotiation and acquisition of the right-of-way and/or easements, the Applicant shall be deemed to have agreed to complete the necessary acquisition. The Applicant's proffered obligation for construction of

said road improvement shall be deemed satisfied when the applicant posts funds in escrow for the acquisition of said right-of-way and/or easements as provided herein above. The amount for such acquisition shall be determined at the time of posting by an appraiser approved by the Director of Land Acquisition and the County Executive, or his designee and the amount of funds for the cost of construction of said improvements shall be determined at the time of posting by a construction cost estimator approved by the County Executive or his designee. The above appraisal and estimate shall be at the applicant's expense. The development of the Property shall not be delayed because of such election by the County or the County's failure to complete the necessary acquisition. In the event that the amount of funds posted in escrow for such acquisition and the cost of construction of the said improvements shall prove to be more than required therefor, the balance shall be returned to the Applicant or its successor or assign.

D. **Traffic Signal.** When determined warranted by VDOT, the Applicant shall provide a traffic signal at the new main entrance to the development on Sunrise Valley Drive and shall pay the cost of coordinating the timing of the existing traffic signal located at the intersection of Sunrise Valley Drive and Colts Neck Drive with the new traffic signal.

E. **Contribution.** Prior to the issuance of any Building Permit for any new construction, the Applicant shall make a contribution of \$906 for each dwelling unit and \$4.08 per square foot of new nonresidential building area (other than the existing hotel) to the Board of Supervisors for a public mass transit system with its own dedicated right-of-way and fixed station located within one-half mile of the Property but not to exceed a maximum total of five hundred thousand dollars (\$500,000.00). The amount of contribution or pro-rated portion thereof and the maximum limit shall be adjusted from the time of the approval of the PCA/OPA application for adjustments to the Consumer Price Index (CPI) with the year of the approval of the PCA/OPA being the base year. All contributions made by the Applicant pursuant to this Proffer IV.E. shall be maintained by the Board in an interest bearing account for funds for construction of a public mass transit facility serving Reston located within one-half mile of the Property adjacent to the Dulles Airport Access

Road. The contribution specified in this paragraph may be prepaid at any time following approval of this Proffer Condition Amendment.

F. **Traffic System Management.** The Applicant shall implement a Traffic System Management (TSM) program on the property which, at a minimum, will include the following elements and shall be coordinated with the Office of Transportation:

1. Establishment of a car pool/van pool program that will be available to workers in the subject property, the International Center and other adjacent properties. A car pool/van pool coordinator shall be appointed to coordinate the car pool/van pool program.
2. A bus schedule and bus route information shall be provided in a display which is clearly visible in both the hotel and office building.
3. A shuttle service shall be provided between the subject property and Dulles Airport, the Reston Town Center and the Wiehle Avenue Park and Ride facility and any public mass transit station located in Reston. This shuttle system shall be available 24 hours each day.
4. If a suitable location can be found, a bus stop/pull out shall be provided on-site or along the Sunrise Valley Drive frontage as determined by the Applicant, VDOT, DEM, and the Office of Transportation; however, the landscape buffer provided for in Proffer II.F. along Sunrise Valley Drive shall be maintained.

G. **Residential Walk/Trail Connection.** Notwithstanding the contribution specified in Proffer IV.E. above and in addition thereto, when a public mass transit system with its own dedicated right-of-way and with a fixed station with a pedestrian entrance to such station located within one-half mile of the Property is programmed for construction, the Applicant will construct an on-site pedestrian walkway or trail providing a connection to such station in a location approved by DEM.

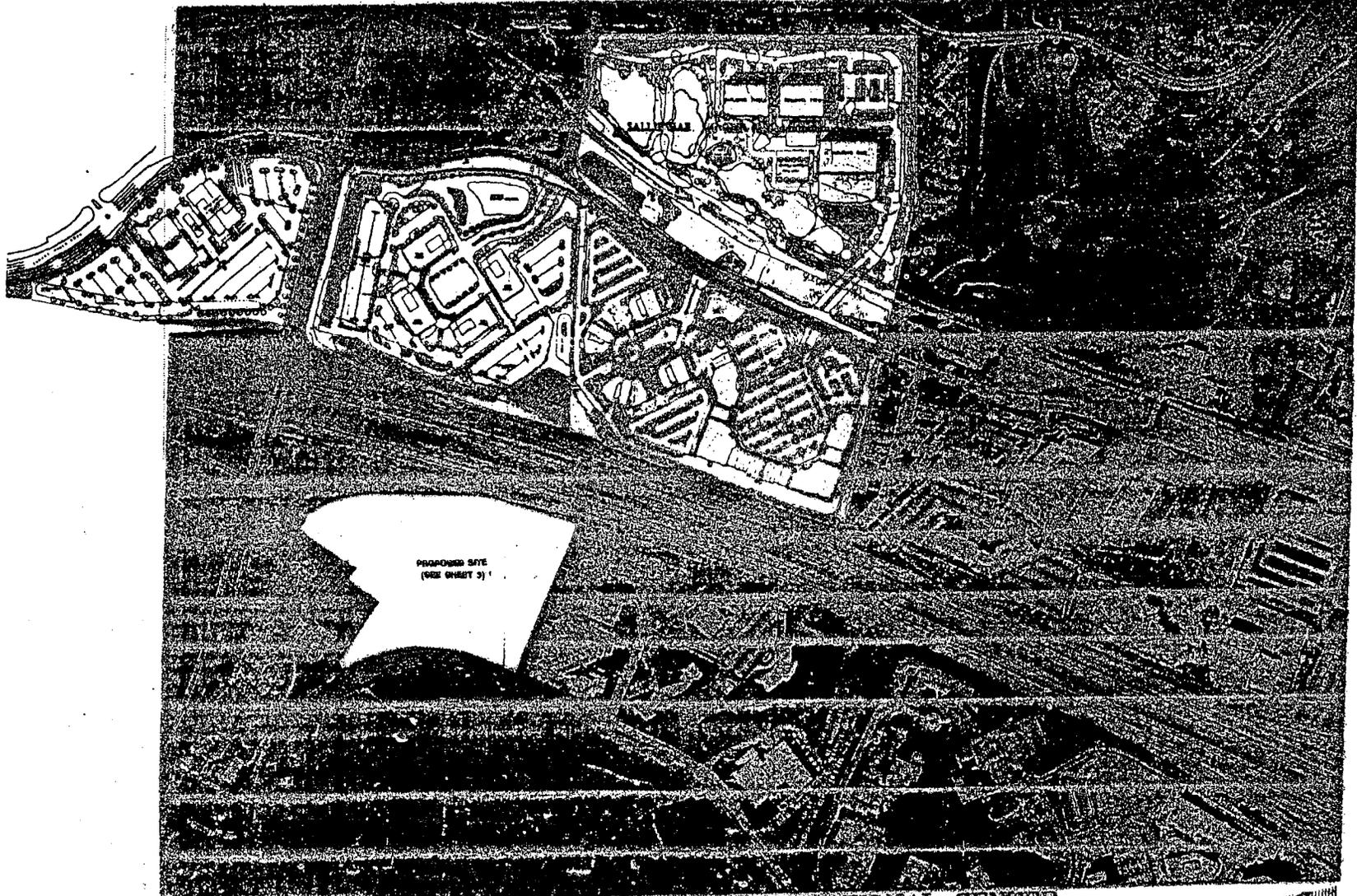
H. **One-Way Run into Property.** If at the time of application for site plan approval, VDOT and the

DATE: NOV. 2004	SCALE: 1/8" = 1'-0"	SHEET: 18 OF 35	FILE NO.: PREL-1237-2
PROFFERS RESTON SQUARE SHERATON GARAGE HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA			
REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW			

<p>RESTON INN AND CONFERENCE CENTER LIMITED PARTNERSHIP PCA/DPA B-846</p> <p><u>I. GENERAL</u></p> <p>A. B. <u>Uses.</u> C. <u>Floor Area.</u> D. <u>High Density Residential.</u> E. <u>Required Parking.</u></p>	<p>RESPONSE AND METHOD OF COMPLIANCE</p> <p><u>I. GENERAL</u></p> <p>A. All phases of the development shall be developed in substantial conformance with the Development Plan. B. The uses proposed on this site plan comply. C. No floor area is proposed with this plan. D. This proffer does not apply to this site plan. E. Parking is provided accordingly via parking structures. Tabulations are shown on sheet 4.</p>	<p>ASSOCIATED PLAN #, PLAT #, OR DEED BOOK AND PAGE #.</p> <p>RZ-B-846</p>	<p>COMMENTS</p>
<p><u>II. LAND USE AND DESIGN</u></p> <p>A. <u>Building Envelopes.</u> B. <u>Building Height.</u> C. <u>Architecture.</u> D. <u>Retail/Restaurant Building Along Sunrise Valley.</u> E. <u>Parking/Tree Preservation/Stormwater Management.</u> F. <u>Landscaping.</u> G. <u>Citizen Review.</u> H. <u>Telecommunications Equipment.</u> I. <u>Lighting.</u> J. <u>Active Recreational Facility.</u> K. <u>Signage.</u> L. <u>Loading and Trash Collection Facilities.</u> M. <u>Plaza.</u></p>	<p><u>II. LAND USE AND DESIGN</u></p> <p>A. The proposed development complies with the DPA parameters and the zoning interpretation from Fairfax County dated May 24, 2004 shown on Sheets # 22. B. The building heights comply with the approved Development Plan. C. The building architecture complies as shown on the architectural plans subject to Fairfax County Building Plan Review. D. This proffer does not apply to this site plan. E. The area described in the proffer is needed to meet the parking requirements. F. The landscaping plan complies as shown on Sheets #16. G. This site plan shall be submitted/presented to the Reston DRB and Reston Planning & Zoning Committee prior to site plan approval. H. Equipment shall be screened accordingly, as shown on the building architectural plans subject to Fairfax County Building Plan Review. I. Lighting shall be designed accordingly, as shown on the building architectural plans subject to Fairfax County Building Plans Review. J. A recreational facility consisting of a swimming pool and a clubhouse is provided with 1732-SP-01. K. The applicant will submit the Comprehensive Sign Plan to the Reston DRB for approval prior to Fairfax County approval of the site plan. L. The trash facilities are located within the existing parking garage, and screened accordingly. M. This proffer does not apply to this site plan.</p>	<p>RZ-B-846 1732-SP-01</p>	
<p><u>III. ENVIRONMENTAL</u></p> <p>A. <u>Stormwater Management.</u> R. <u>Noise Attenuation.</u> 1. <u>Residential.</u> 2. <u>Non-Residential 70-75 DBA LDN.</u> 3. <u>Non-Residential 75+ DBA LDN.</u> 4. <u>Outdoor Recreation Area.</u> 5. <u>Alternative Mitigation.</u></p>	<p><u>III. ENVIRONMENTAL</u></p> <p>A. SWM has been provided offsite. Specific SWM details are presented in the SWM narrative provided on sheet #5. B. 1. The building architectural plans shall comply with the Proffered requirements or the alternative mitigation allowed by Proffer III.B.5. The building architectural plans are subject to Fairfax County Building Plans Review. 2. The building architectural plans shall comply with the Proffered requirements or the alternative mitigation allowed by Proffer III.B.5. The building architectural plans are subject to Fairfax County Building Plans Review. 3. The building architectural plans shall comply with the Proffered requirements or the alternative mitigation allowed by Proffer III.B.5. The building architectural plans are subject to Fairfax County Building Plans Review. 4. The outdoor recreational areas are screened accordingly as shown on site plan 1732-SP-01, Sheets #8 & 33. 5. The Applicant reserves the right to implement alternative mitigation, subject to the approval of Fairfax County.</p>	<p>RZ-B-846 1732-SP-01</p>	
<p><u>IV. TRANSPORTATION</u></p> <p>A. <u>Frontage Improvements.</u> B. <u>Right Turn Lane on Sunrise Valley Drive.</u> C. <u>Condemnation.</u> D. <u>Traffic Signal.</u> E. <u>Contribution.</u> F. <u>Traffic System Management.</u> G. <u>Pedestrian Walk/Trail Connection.</u> H. <u>One-Way Ramp into Property.</u></p>	<p><u>IV. TRANSPORTATION</u></p> <p>A. The right turn deceleration lane and the left turn into the main entrance and the right turn deceleration lane into the eastern entrance have been provided under approved site plan 1732-SP-01. A right turn deceleration lane has been provided with site plan 1732-SP-01. The appropriate right-of-way for the deceleration lane at the eastern entrance has been dedicated with Deed Book 15813, Page 2071. B. The requested right turn lane at the intersection of Sunrise Valley and Reston Parkway is provided on approved plan 1732-SP-01. The required right-of-way was dedicated with Deed Book 16729, Page 1677. C. The Applicant has obtained and dedicated the land for transportation improvements as specified in proffers IV.A and IV.B above. D. The Applicant is coordinating this issue with VDOT. If warranted, the Applicant shall provide the described signal improvement. E. The Applicant shall make this contribution as described, to the Board's satisfaction. F. The Applicant shall implement the Traffic System Agreement plan for this project. G. This pedestrian facility will be provided with a future plan in accordance with the schedule of the described public mass transit system. H. The one-way ramp is not proposed at this time. Applicant may pursue the one-way ramp in the future in accordance with this Proffer.</p>	<p>RZ-B-846 1732-SP-01 DEED BOOK 15813, PAGE 2071 DEED BOOK 16729, PAGE 1677</p>	
<p><u>V. MISCELLANEOUS</u></p> <p>A. <u>Public Meeting Spaces.</u> B. <u>Trail/Sidewalk.</u> C. <u>Severability.</u></p>	<p><u>V. MISCELLANEOUS</u></p> <p>A. Public meeting spaces are currently provided in the existing hotel in accordance with this Proffer. There are no restrictions on public access to the outdoor plaza. B. A trail will be provided along Sunrise Valley drive in accordance with Fairfax County requirements under approved plan 1732-SP-01. C. This proffer shall apply to future development of this site.</p>	<p>RZ-B-846 1732-SP-01</p>	

PLAN DATE 05-01-07 07-04-08	REVISION APPROVED DATE	REVISION BY DIVISION OF DESIGN REVIEW
 urban Professional Services, Inc.		
		
PROFFER COMPLIANCE RESTON SQUARE SHERATON GARAGE HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA CL # NA		
SCALE NA	DATE NOV. 2006	
SHEET 20 OF 35		
FILE # SP-1257-2		

M:\Projects\Reston\Reston_Sheraton_Garage\SP-1257-2\Drawings\1732-SP-01.dwg, 11/01/2006, 11:00 AM, J. Williams



GATEWAY PLAZA AT INTERNATIONAL CENTER

ALEXANDRIA, VIRGINIA

- LEGEND**
- 2. GENERAL NOTES
 - 3. DEVELOPMENT PLAN
 - 0A. SCHEMATIC DEVELOPMENT PLAN
 - 4. STRUCTURAL PARKING PLAN
 - 5. LANDSCAPE PLAN
 - 6. TREE SURVEY
 - 7-9. ELEVATIONS
 - 10. PROMENADE PLAN

URS
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 1000 BANKERS BUILDING
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ARC
 ARCHITECTS
 1000 BANKERS BUILDING
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 (202) 462-1000



URBAN ENGINEERING & ASSOC., INC.
 1000 BANKERS BUILDING
 WASHINGTON, D.C. 20005
 (202) 462-1000

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GENERAL NOTES

1. THE PROPERTY DELINEATED BY THIS PLAN IS LOCATED ON THE MAP 17-3-(13) - PANEL 1 AND ZONED PRC. TOTAL SITE AREA IS 15.0 ACRES. THIS PARCEL IS PART OF A 44.79 ACRE TRACT OF LAND ORIGINALLY REZONED UNDER RZ B-8-84. SITE IS DESIGNATED AS "CONVENTION/CONFERENCE CENTER".
2. OWNER: RESTON INN AND CONFERENCE CENTER, L.P.
C/O THE INN AT 7/A RESTON HOTEL
11810 SURRIS VALLEY DR.
RESTON, VA 22091
3. TOPOGRAPHY IS FROM RECORDS WITH A CONTOUR INTERVAL OF 8 FEET.
4. BOUNDARY INFORMATION IS TAKEN FROM RECORDS.
5. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
6. THE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN AMENDMENT IS WITHIN THE HEATER HILL DISTRICT.
7. PUBLIC WATER SERVICE TO THE SITE SHALL BE AN EXTENSION OF EXISTING WATER MAINS PROVIDED BY F.W.M. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
8. PUBLIC SANITARY SEWER SHALL BE PROVIDED BY AN EXTENSION OF EXISTING FACILITIES. DETAILED SERVICE TO INDIVIDUAL BUILDINGS SHALL BE COMPLETED DURING FINAL SITE PLAN ENGINEERING.
9. A MODIFICATION TO THE TRAIL INTENDED ALONG THE NORTH SIDE OF SURRIS VALLEY DRIVE PER THE COMPREHENSIVE PLAN IS HEREBY REQUESTED TO BE CHANGED TO A 12' (MIN) CONCRETE SIGNATURE PROVISIONS FOR FUTURE ACCESS FOR PEDESTRIAN CONNECTION SHALL BE PROVIDED TO FUTURE MASS TRANSIT SITE AS STATED WITHIN THE PROPPERS AND AS DETERMINED BY DEM.
10. DELETED
11. THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS UNLESS OTHERWISE NOTED ON THIS SHEET AND PLAN.
12. THE DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE CEMTY APPROVALS HAVE BEEN OBTAINED AND IS SUBJECT TO THE DISCRETION OF THE OWNER.
13. THERE IS NO KNOWN FLOOD PLAIN, HPA, OR ENVIRONMENTAL QUALITY CORRIDOR LOCATED WITHIN THE SITE AS DEFINED BY THE ADOPTED COMPREHENSIVE PLAN.
14. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON-SITE.
15. A REQUEST TO HAVE STORMWATER DETENTION REQUIREMENTS WILL BE PURSUED DURING SITE PLAN REVIEW.
16. BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED, UNLESS OTHERWISE NOTED BY DEM.
17. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES. THOSE UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. FURTHER DETAIL SHALL BE PROVIDED DURING THE FINAL ENGINEERING AND SITE PLAN PHASE.
18. DELETED
19. OWNER SHALL BE PROVEN PURSUANT TO THE ZONING ORDINANCE, UNLESS A SHARED PARKING/PARKING REDUCTION IS APPROVED BY THE BOARD OF SUPERVISORS OR DEM.
20. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REQUEST MODIFICATIONS TO THE PLAN. SUCH MODIFICATIONS AT ITS SOLE DISCRETION, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE BOARD OF SUPERVISORS OR THE APPROVAL OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS DEVELOPMENT PLAN AND APPROVED PROFFER STATEMENT
21. OWNER/APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS AND ADJUSTMENTS TO THE FINAL DESIGN OF THE PROPOSED LANDSCAPING AND PLAZA AREAS PRIOR TO SITE PLAN SUBMITTAL PURSUANT TO PARAGRAPH 13 OF SECTION 18-303 OF THE ZONING ORDINANCE. IN NO CASE SHALL THERE BE A REDUCTION IN QUANTITY OR QUALITY OF LANDSCAPING PROPOSED HEREON.
22. RESTAURANTS LOCATED WITHIN THE PROPOSED NEW HOTEL OR OFFICE COMPONENT MAY INCLUDE OUTDOOR SEATING AREAS AND SHALL BE PARKED IN ACCORDANCE WITH ARTICLE 11.1. NO ANY PARKING REDUCTION APPROVED BY THE BOARD OF SUPERVISORS OR DEM. IN ADDITION, OUTDOOR HEATING AREAS MAY ALSO BE INCLUDED WITHIN PLAZAS AND PEDESTRIAN AREAS WHEN ASSOCIATED WITH THE FIRST STORY RETAIL AREA.
23. DIMENSIONS ARE APPROXIMATE AS SCALED. BUILDING FOOTPRINTS MAY VARY DUE TO FINAL ENGINEERING AND ARCHITECTURAL DESIGN PRIOR TO SITE PLAN SUBMISSION, BUT AT NO TIME SHALL A BUILDING BE LOCATED CLOSER TO ANY PROPERTY BOUNDARY THAN ANY MEASURED SETBACK SHOWN ON THE PLAN.
24. A BENCHMARK (BM) HAS BEEN SHOWN ON SHEET 3 AS A POINT OF REFERENCE AND TO VERIFY THAT BUILDING HEIGHTS ADJACENT TO SURRIS VALLEY DRIVE DO NOT EXCEED A HEIGHT OF 70 FEET ABOVE THE BENCHMARK PER THE COMPREHENSIVE PLAN TEXT. THIS BENCHMARK IS LOCATED AT THE CENTER OF THE EXISTING DRIVE TO THE SEBASTIAN HOTEL, WITH AN ELEVATION OF 448.8'. THIS ELEVATION IS FOR REFERENCE ONLY AND NOT THE FINAL GRADE TO BE USED DURING CONSTRUCTION (SEE MAXIMUM BUILDING HEIGHTS ON SHEET 3).
25. NO TITLE REPORT IS FURNISHED FOR THESE PLANS.
26. DELETED.
27. DELETED.
28. DELETED.
29. DELETED.
30. DELETED.
31. DELETED.
32. NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 20 FEET OR MORE ARE WITHIN THIS 15.0 ACRE SITE.
33. PROPOSED OFF-SITE IMPROVEMENTS INCLUDE REALIGNING THE MEDIAN BREAK TO MATCH NEW SITE ENTRANCE ON SURRIS VALLEY DRIVE. THIS DEVELOPMENT PROVIDES AN EXPANSION OF THE LEFT TURN LANE INTO THE SITE.
34. USES TO INCLUDE:
THE PRIMARY USES OF THE PROPERTY SHALL BE LIMITED TO HOTEL OR HOTEL INCLUDING FACILITIES TO ACCOMMODATE CONVENTION AND LARGE MEETINGS, OFFICE AND MULTIPLE FAMILY DWELLINGS AND AN EXISTING ESTABLISHED RETAIL BUILDING. OTHER USES WHICH ARE TO BE INCLUDED WITHIN THE BUILDINGS OR SERVE SUCH BUILDINGS MAY INCLUDE THE FOLLOWING AS SECONDARY USES: ACCESSORY SERVICE USES, HOME OCCUPATION OR SUPPLEMENTAL USES, EATING ESTABLISHMENTS, BUSINESS SERVICE AND SUPPORT SERVICE ESTABLISHMENTS, FINANCIAL INSTITUTIONS, PERSONAL SERVICE ESTABLISHMENTS, PUBLIC USES, REPAIR SERVICE ESTABLISHMENTS, FAST FOOD RESTAURANTS, AUTO SERVICE FOOD STORES, COMMERCIAL RECREATION USES (GROUP B), CHILD CARE CENTERS AND NURSERY SCHOOLS, SCHOOLS OF GENERAL AND SPECIAL EDUCATION (ANY LEVEL), COLLEGE AND UNIVERSITIES, HEALTH CLUBS, CULTURAL AND CIVIC CENTERS AND EXHIBITION HALLS, PRIVATE CLUBS AND HOBBY ASSOCIATIONS, THEATERS, SWIMMING POOLS, TENNIS COURTS, RADIO AND TELEVISION BROADCASTING FACILITIES, TELECOMMUNICATION AND RECREATION FACILITIES AND RETAIL SALES ESTABLISHMENTS (WHICH MAY INCLUDE PRESCRIPTION ESTABLISHMENTS AND THE SELLING OF PHARMACEUTICAL SUPPLIES).

35. THIS SPA/PCA APPLICATION IS SUBMITTED AS A PART OF A PROPOSED SETTLEMENT OF THREE PERIOD CASES IN THE CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA (CASE NO. 118720, LAW NO. 101146 AND CHANCERY NO. 117054), BY SUBMITTING THIS APPLICATION, APPLICANT DOES NOT WAIVE ANY OF ITS RIGHTS UNDER THE EXISTING ZONING OR LAND USE APPROVALS FOR THE SUBJECT PROPERTY AS MORE PARTICULARLY SET FORTH IN A TRANSMITTAL LETTER FROM R. A. O. HOBSON, ESQUIRE, ATTORNEY FOR THE APPLICANT, TO MS. LOWRIE KUEST OF THE FAIRFAX COUNTY ZONING EVALUATION DIVISION DATED JUNE 28, 1997, WHICH LETTER IS HEREBY INCORPORATED BY REFERENCE.

ZONING

EXISTING ZONING: PLANNED RESIDENTIAL COMMUNITY DISTRICT (PRC) - HOTEL & CONFERENCE CENTER
 PROPOSED: PLANNED RESIDENTIAL COMMUNITY DISTRICT (PRC) - CONVENTION/CONFERENCE CENTER
 (SUBJECT TO DEVELOPMENT PLAN RZ B-8-84, APPROVED 3/12/94)

TABULATIONS

AREA TABULATIONS

ORIGINAL AREA OF TRACT	44.79 ACRES
CURRENT AREA OF TRACT	15.0 ACRES

AREA UPON WHICH SUBSEQUENT CALCULATIONS ARE COMPUTED

BUILDING TABULATIONS

EXISTING INN & CONFERENCE CENTER	212,000 SF
NEW INN (PROPOSED)	13,000 SF
PROPOSED DEVELOPMENT	
OFFICE	130,000 SF
HOTEL (175 ROOMS)	130,000 SF
SUPPORT RETAIL	21,500 SF
RESIDENTIAL	2,000,000 SF
TOTAL BUILDING DEVELOPMENT	694,600 SF

SEE GENERAL NOTE #13

FLOOR AREA RATIO (F.A.R.) CALCULATION

GROSS SQUARE FOOT OF ALL PROPOSED AND EXISTING BUILDING IMPROVEMENTS	694,600 SF
AREA OF ZONING TRACT (15.0 ACRES)	650,000 SF
F.A.R. (INCLUDING RESIDENTIAL)	1.07
NON-RESIDENTIAL F.A.R. (RESIDENTIAL NOT COUNTERED WITHIN F.A.R.)	0.78

PARKING TABULATIONS

PARKING REQUIRED:

EXISTING HOTEL, CONFERENCE CENTER & RESTAURANT	1,417
OFFICE	2,834
NEW HOTEL	1,012
RETAIL	142
RESTAURANT	175
RESIDENTIAL	350
TOTAL PARKING REQUIRED WITHOUT SHARED USE REDUCTION	1,871

REQUIRED REDUCTIONS (SEE) IN PARKING REQUIREMENTS
 SEE NOTE #18 REGARDING REQUEST FOR SHARED PARKING

PARKING REDUCTION (EXCLUDING RESIDENTIAL)	1,048
PARKING REDUCTION (INCLUDING RESIDENTIAL)	1,232
PARKING PROVIDED (INCLUDING RESIDENTIAL - SEE SHEET 4)	1,232

INTERIOR PARKING LOT LANDSCAPING

PROPOSED PARKING AREA ASSOCIATED WITH INTERIOR LANDSCAPING	172,000 S.F.
5% INTERIOR PARKING LOT LANDSCAPING REQUIRED	8,600 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED	9,000 S.F. (5%)

OPEN SPACE

CONCRETE/LANDSCAPED OPEN SPACE	280,000 S.F. (42%)
--------------------------------	--------------------

TREE COVERAGE

TOTAL SITE AREA	493,400 S.F. (18.0 AC.)
ADJUSTED TREE CANOPY	31,785 S.F.
REQUIRED PERCENTAGE TREE COVERAGE	6.4%
TREE COVER PROVIDED	31,785 S.F.
EXISTING TREE CANOPY (AS SHOWN ON SHEET 5)	36,800 S.F.
EXISTING TREE CREDIT	20,700 S.F.
PROPOSED PLANTINGS	11,085 S.F.
TOTAL TREE COVER PROVIDED	31,785 S.F. (6.4%)

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ULBAN ENGINEERING & ASSOC., INC.
 CITY ENGINEERS • LANDSCAPE ARCHITECTS • LIGHT FIXTURES
 7715 LITTLE LAKES DRIVE, SUITE 200, RESTON, VA 20190
 (703) 444-3000

PACKER, SEABORN AND ASSOCIATES, LTD.
 ARCHITECTS • PLANNERS • INTERIORS • MECHANICAL • ELECTRICAL
 1811 MARKET STREET, RESTON, VIRGINIA 20190
 (703) 444-7700

GATEWAY PLAZA AT INTERCONNECTION CENTER

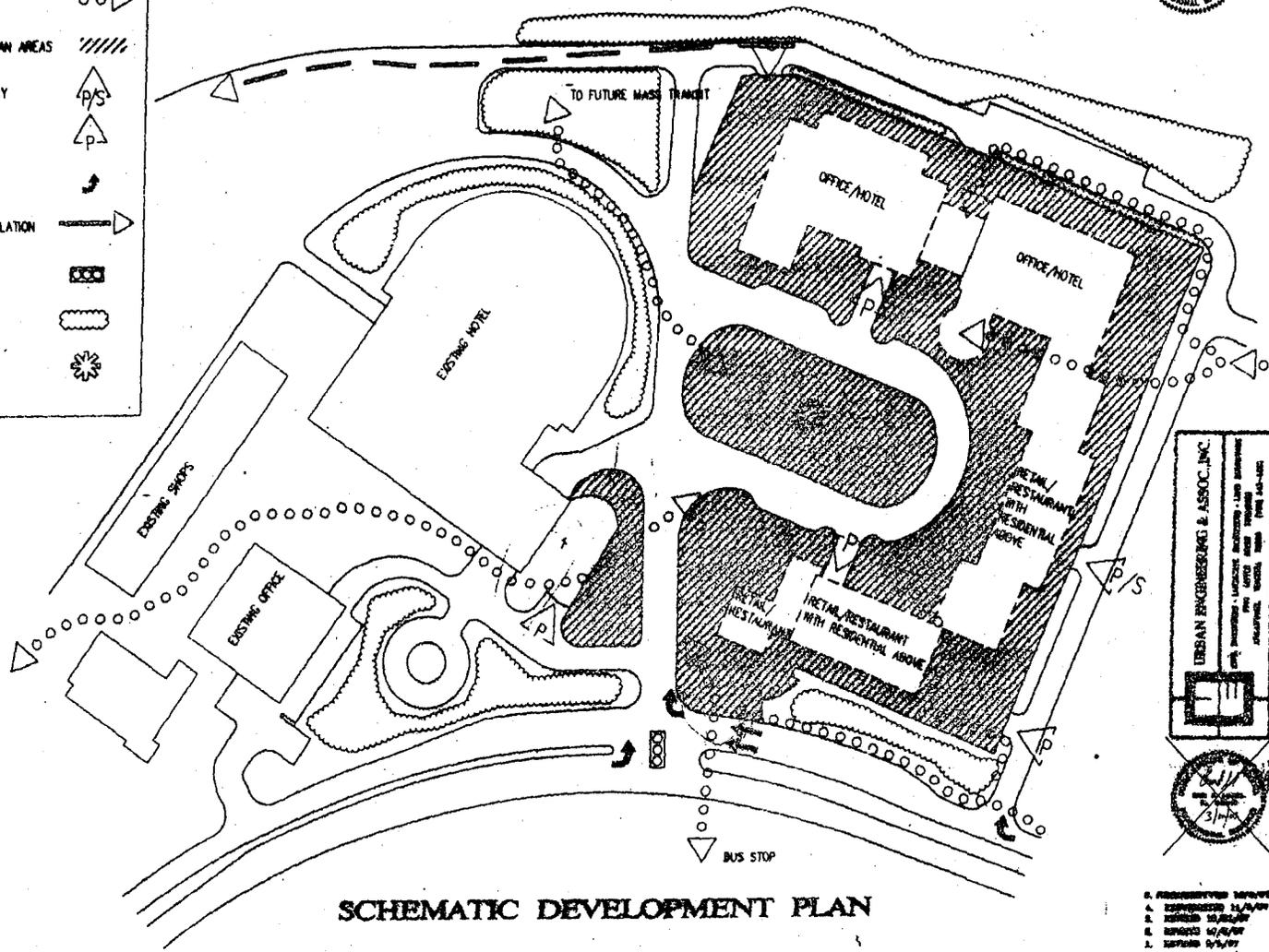
GENERAL NOTES



4. REVISED 12/2/97
 4. REVISED 11/2/97
 4. REQUITTED 10/21/97
 3. REVISED 10/2/97
 2. REVISED 9/8/97
 1. REVISED 6/22/97
- COMPILED 1997. NO REPRESENTATION OR USE OF THE DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT WRITTEN AUTHORIZATION FROM Packer, Seaborn and Assoc.

LEGEND

- OFF-SITE PEDESTRIAN CONNECTIONS
- LANDSCAPED PEDESTRIAN AREAS
- PARKING SERVICE ENTRY
- PARKING ENTRY
- TURNING LANES
- QUADRANT AUTO CIRCULATION IMPROVEMENTS
- SIGNAL
- LANDSCAPED AREAS
- FOCAL POINT



TERSIAN ENGINEERING & ASSOC. INC.
 100 Westchester Ave., Suite 1000
 Westchester, NY 10804
 (914) 917-1100
 FAX (914) 917-1101



<p>GATEWAY BLAZA AT INTERNATIONAL CENTER MASTER PLAN</p>	
<p>RESTON INN AND CONFERENCE CENTER LP</p>	
<p>DATE: 10/1/97</p>	
<p>SCALE: AS SHOWN</p>	
<p>PROJECT NO. 97-001</p>	
<p>DATE: 10/1/97</p>	
<p>BY: [Signature]</p>	
<p>CHECKED BY: [Signature]</p>	
<p>DATE: 10/1/97</p>	
<p>3A</p>	

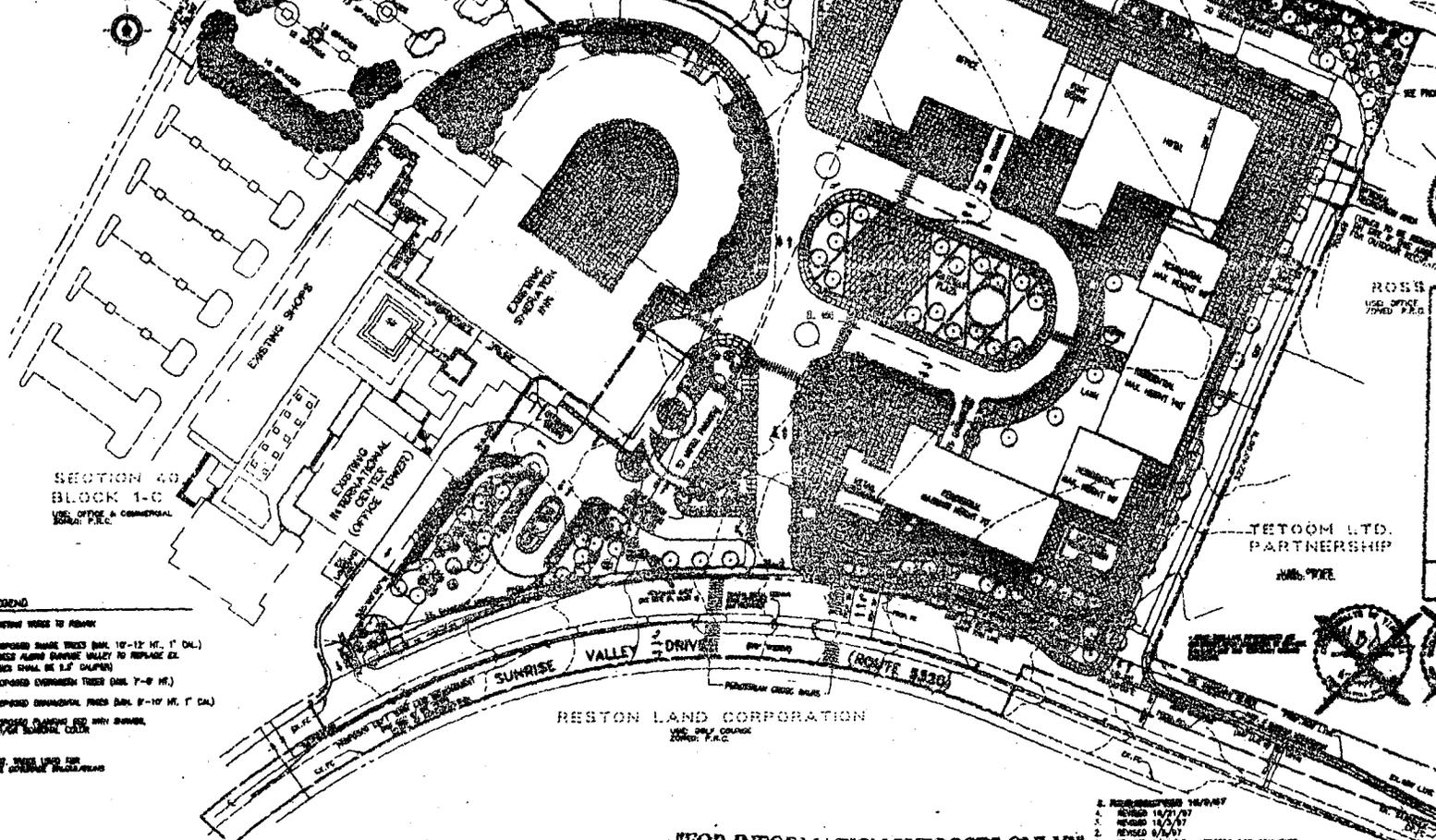
SCHEMATIC DEVELOPMENT PLAN

"FOR INFORMATION PURPOSES ONLY!"

THIS PLAN IS FOR INFORMATION PURPOSES ONLY

DULLES AIRPORT ACCESS ROAD
(ROUTE 267)
(PRIMARY AIRPORT ROADWAY)
(100% IMPROVED)

DULLES TOLL ACCESS ROAD
(ROUTE 267)
(100% IMPROVED)



SECTION 40
BLOCK 1-C
USE: OFFICE & COMMERCIAL
LOCAL P.L.C.

- LEGEND**
- EXISTING TREES TO REMAIN
 - PROPOSED SHADE TREES (DIA. 10'-12' Ht., 1" DIA.)
(TRUNK ALONG SUNRISE VALLEY TO REPLACE EX. TREES DIAL. 8" & 1" DIA.)
 - PROPOSED EVERGREEN TREES (DIA. 7'-8' Ht.)
 - PROPOSED DECIDUOUS TREES (DIA. 7'-10' Ht., 1" DIA.)
 - PROPOSED GRASSING AND SOFT SCAPING AREAS OF EXISTING COURTYARD

RESTON LAND CORPORATION
LOCAL DEVELOPMENT
LOCAL P.L.C.

TETOOM LTD.
PARTNERSHIP
MAN. TRF.

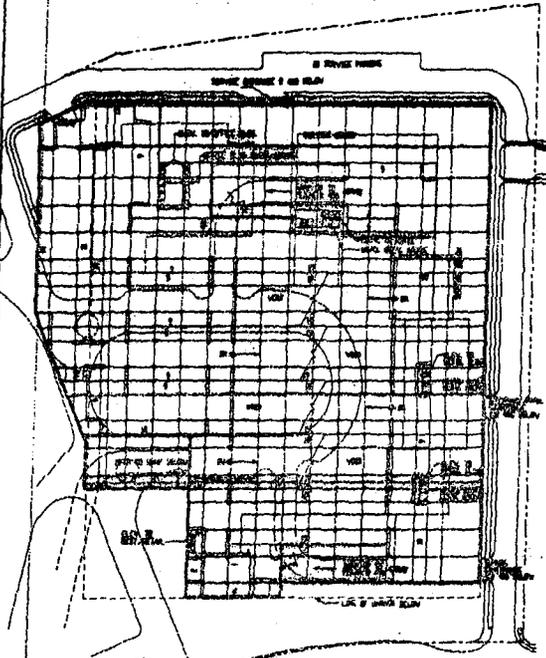
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REVISIONS SUMMARY
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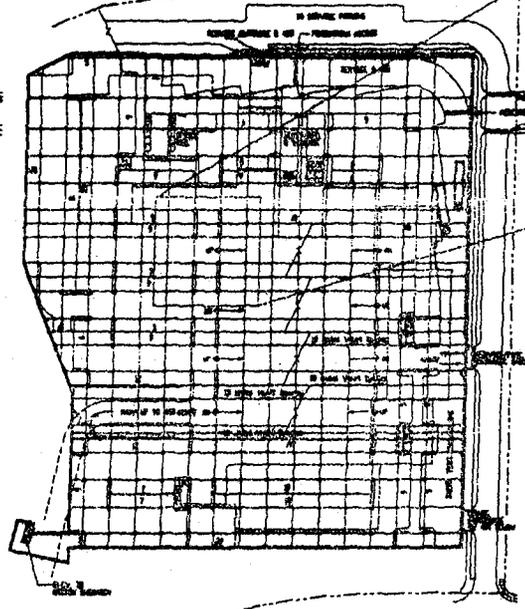


CONCEPTUAL LANDSCAPE PLAN

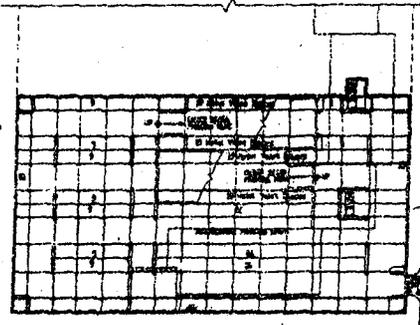
URBAN ENGINEERS & ASSOCIATES, LTD.
1000 EAST 10TH STREET, SUITE 100
ANN ARBOR, MICHIGAN 48106
TEL: (313) 963-1100



OPTION 2
PARKING PLAN - LEVEL 1
ELEVATION 438 SCALE: 1"=60'
NUMBER OF SPACES : 464



OPTION 2
PARKING PLAN - LEVEL 2
ELEVATION 488 SCALE: 1"=60'
NUMBER OF SPACES : 460

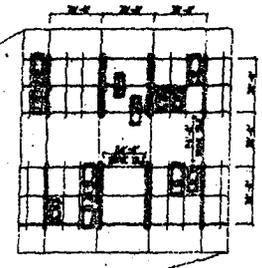


OPTION 2
PARKING PLAN - LEVEL 3
ELEVATION 418 SCALE: 1"=60'
NUMBER OF SPACES : 258

- C. 15'x30' 15/30/W
- D. 15'x30' 15/30/W
- E. 15'x30' 15/30/W
- F. 15'x30' 15/30/W
- G. 15'x30' 15/30/W
- H. 15'x30' 15/30/W
- I. 15'x30' 15/30/W
- J. 15'x30' 15/30/W
- K. 15'x30' 15/30/W
- L. 15'x30' 15/30/W

FOR
ILLUSTRATIVE
PURPOSES
ONLY

TOTAL PUBLIC PARKING SPACES	1074
INCLUDING 150 SERVICE SPACES	209
NOT SHOWN IN THIS DRAWING	1332
RESIDENTIAL PARKING SPACES	
TOTAL ALL PARKING	
SERVICE TRUCK BAYS :	7
ON-SITE SERVICE SPACES:	20
SHORT TERM SERVICE SPACES:	14
RESTAURANT SERVICE SPACES (NOT SHOWN) :	2



TYP. PARKING SPACE DETAIL
SCALE: 1/4"=1'-0"

URBAN ENGINEERING & ASSOC., INC.
1000 UNIVERSITY AVENUE, SUITE 1000
ANN ARBOR, MICHIGAN 48106
TEL: 313.963.1000 FAX: 313.963.1001

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GATEWAY PLAZA AT
INTERNATIONAL CENTER
ANN ARBOR AND CONFERENCE CENTER

STRUCTURED
PARKING PLAN

4 OF 14

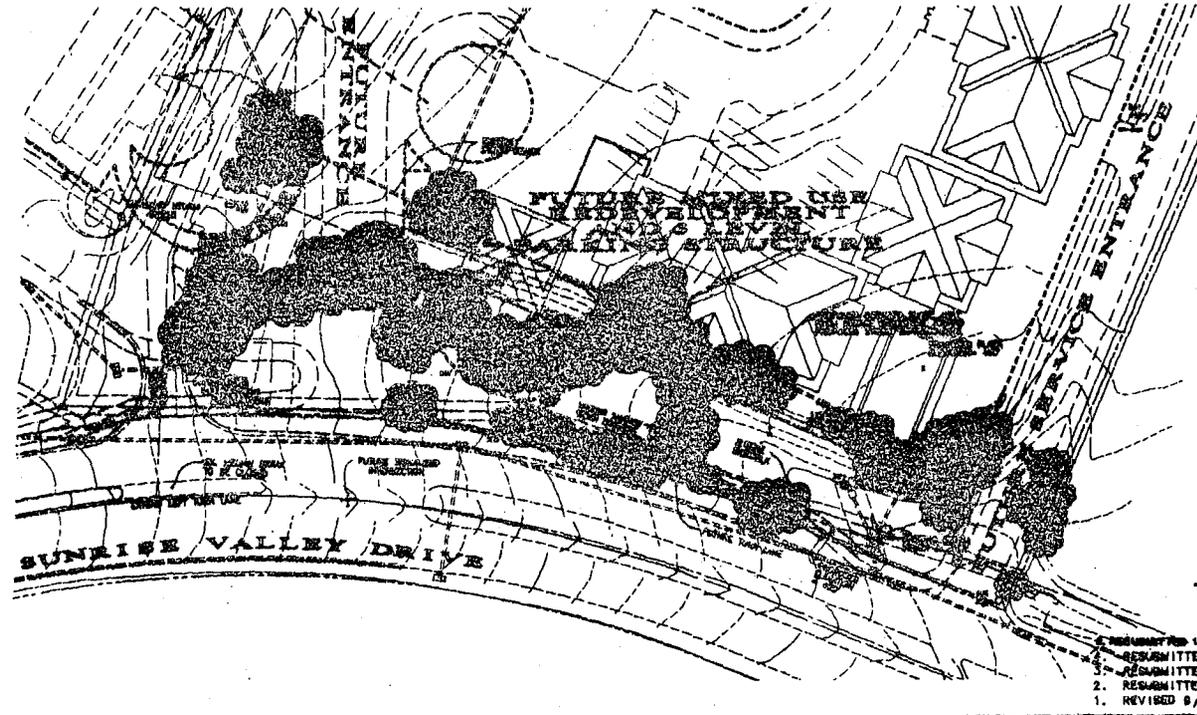
ABBREVIATIONS

- BSH - BUSH
- CED - CEDAR
- CHE - CHERRY
- DOC - DOGWOOD
- DT - DECIDUOUS TREE (UNIDENTIFIED)
- HOL - HOLLY
- MAP - MAPLE
- OAK - OAK
- PIH - PINE
- POP - POPLAR
- SPR - SPRUCE

TREE LOCATION AND CONDITION

PT.	TRUNK	DBH	HT.	COND.	PT.	TRUNK	DBH	HT.	COND.	PT.	TRUNK	DBH	HT.	COND.
281	MAP	10.0	18.0	FAIR	286	MAP	10.0	18.0	GOOD	301	MAP	10.0	18.0	GOOD
282	MAP	10.0	18.0	FAIR	287	MAP	10.0	18.0	GOOD	302	MAP	10.0	18.0	GOOD
283	MAP	10.0	18.0	FAIR	288	MAP	10.0	18.0	GOOD	303	MAP	10.0	18.0	GOOD
284	MAP	10.0	18.0	FAIR	289	MAP	10.0	18.0	GOOD	304	MAP	10.0	18.0	GOOD
285	MAP	10.0	18.0	FAIR	290	MAP	10.0	18.0	GOOD	305	MAP	10.0	18.0	GOOD
286	MAP	10.0	18.0	FAIR	291	MAP	10.0	18.0	GOOD	306	MAP	10.0	18.0	GOOD
287	MAP	10.0	18.0	FAIR	292	MAP	10.0	18.0	GOOD	307	MAP	10.0	18.0	GOOD
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297	MAP	10.0	18.0	FAIR	302	MAP	10.0	18.0	GOOD	317	MAP	10.0	18.0	GOOD
298	MAP	10.0	18.0	FAIR	303	MAP	10.0	18.0	GOOD	318	MAP	10.0	18.0	GOOD
299	MAP	10.0	18.0	FAIR	304	MAP	10.0	18.0	GOOD	319	MAP	10.0	18.0	GOOD
300	MAP	10.0	18.0	FAIR	305	MAP	10.0	18.0	GOOD	320	MAP	10.0	18.0	GOOD
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302	MAP	10.0	18.0	FAIR	307	MAP	10.0	18.0	GOOD	322	MAP	10.0	18.0	GOOD
303	MAP	10.0	18.0	FAIR	308	MAP	10.0	18.0	GOOD	323	MAP	10.0	18.0	GOOD
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308	MAP	10.0	18.0	FAIR	313	MAP	10.0	18.0	GOOD	328	MAP	10.0	18.0	GOOD
309	MAP	10.0	18.0	FAIR	314	MAP	10.0	18.0	GOOD	329	MAP	10.0	18.0	GOOD
310	MAP	10.0	18.0	FAIR	315	MAP	10.0	18.0	GOOD	330	MAP	10.0	18.0	GOOD
311	MAP	10.0	18.0	FAIR	316	MAP	10.0	18.0	GOOD	331	MAP	10.0	18.0	GOOD
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351	MAP	10.0	18.0	FAIR	356	MAP	10.0	18.0	GOOD	371	MAP	10.0	18.0	GOOD
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354	MAP	10.0	18.0	FAIR	359	MAP	10.0	18.0	GOOD	374	MAP	10.0	18.0	GOOD
355	MAP	10.0	18.0	FAIR	360	MAP	10.0	18.0	GOOD	375	MAP	10.0	18.0	GOOD
356	MAP	10.0	18.0	FAIR	361	MAP	10.0	18.0	GOOD	376	MAP	10.0	18.0	GOOD
357	MAP	10.0	18.0	FAIR	362	MAP	10.0	18.0	GOOD	377	MAP	10.0	18.0	GOOD
358	MAP	10.0	18.0	FAIR	363	MAP	10.0	18.0	GOOD	378	MAP	10.0	18.0	GOOD
359	MAP	10.0	18.0	FAIR	364	MAP	10.0	18.0	GOOD	379	MAP	10.0	18.0	GOOD
360	MAP	10.0	18.0	FAIR	365	MAP	10.0	18.0	GOOD	380	MAP	10.0	18.0	GOOD

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE HEALTH OF TREES THAT WERE ON THE SITE AND THE LOCATION OF TREES TO BE REMOVED. THE SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY AND THE RESULTS OF THE SURVEY ARE SET FORTH IN THIS REPORT. THE SURVEY WAS CONDUCTED BY PACIULLI, SIMMONS & ASSOCIATES, LTD. AND THE RESULTS OF THE SURVEY ARE SET FORTH IN THIS REPORT. THE SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY AND THE RESULTS OF THE SURVEY ARE SET FORTH IN THIS REPORT. THE SURVEY WAS CONDUCTED BY PACIULLI, SIMMONS & ASSOCIATES, LTD. AND THE RESULTS OF THE SURVEY ARE SET FORTH IN THIS REPORT.

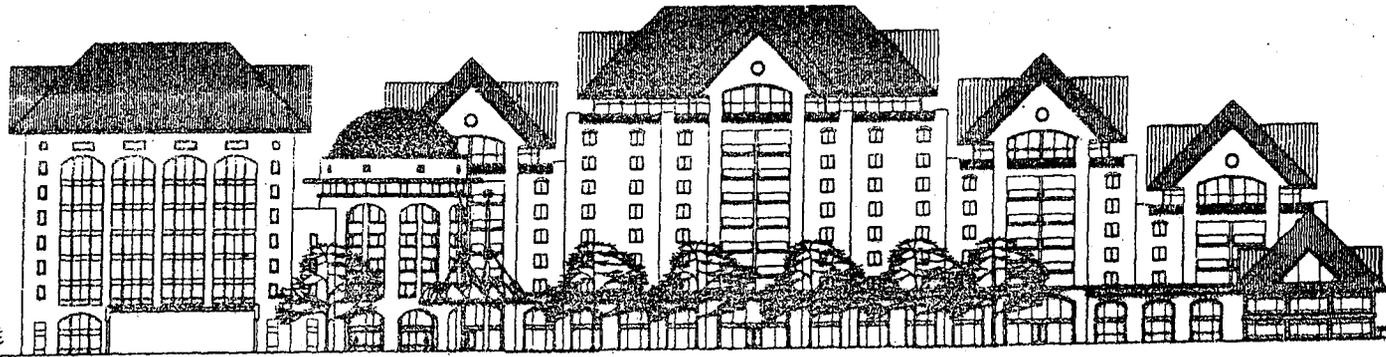


URBAN ENGINEERING & ASSOC., INC.
 1000 UNIVERSITY AVENUE, SUITE 1000
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 ANN ARBOR, MICHIGAN 48106

THIS PLAN FOR INFORMATION ONLY
 TREE LOCATION AND CONDITION SURVEY
 PREPARED BY PACIULLI, SIMMONS & ASSOCIATES, LTD. MARCH, 1997.

1. REVISION 8/3/97
 2. REVISION 10/3/97
 3. REVISION 11/3/97

TREE SURVEY



PLAZA ELEVATION LOOKING EAST

SCALE 1" = 30'-0"



URBAN ENGINEERING & ASSOC. INC.
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 770 LEXINGTON AVENUE
 SUITE 1000 NEW YORK, NY 10019
 TEL: 212-633-1000 FAX: 212-633-1001

GATEWAY PLAZA AT INTERNATIONAL CENTER
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ACCREDITED
 REGISTERED ARCHITECTS

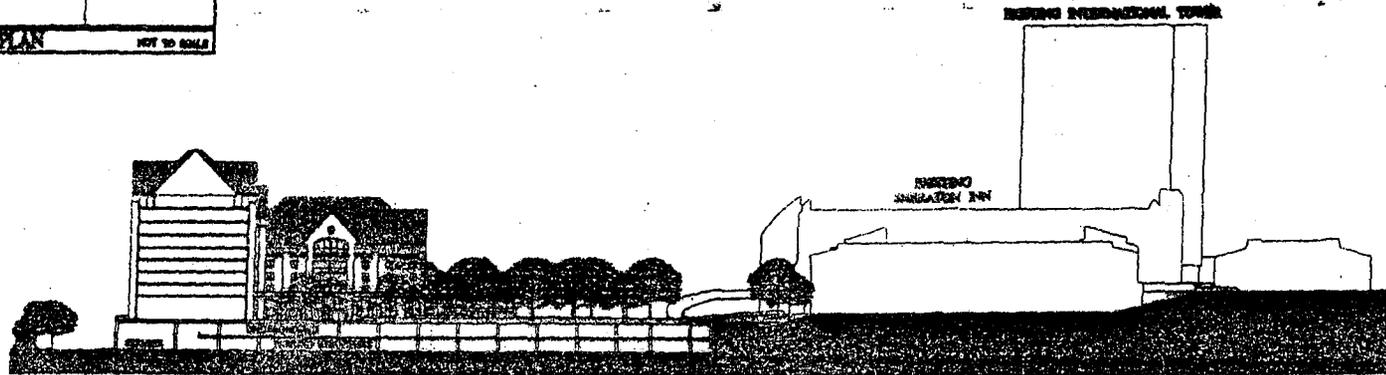
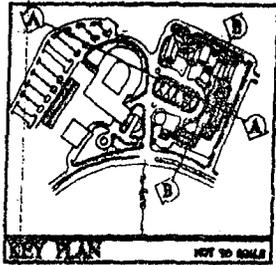


"FOR INFORMATION PURPOSES ONLY"

- 5. APPROVED FOR MARKET
- 4. SUBMITTED 11/23/97
- 3. REVISED 10/21/97
- 2. RECOMMENDED 10/2/97
- 1. REVISED 8/1/97

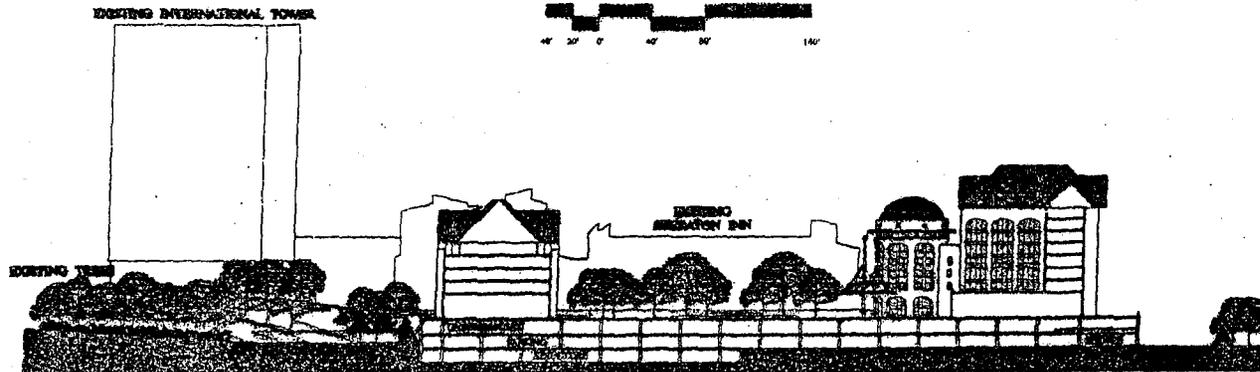
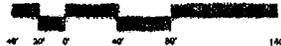
FOR ILLUSTRATIVE PURPOSES ONLY

8 OF 10



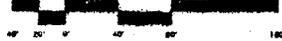
SECTIONAL ELEVATION A
(LOOKING SOUTH TOWARD SUNRISE VALLEY DRIVE)

SCALE: 1" = 40'-0"

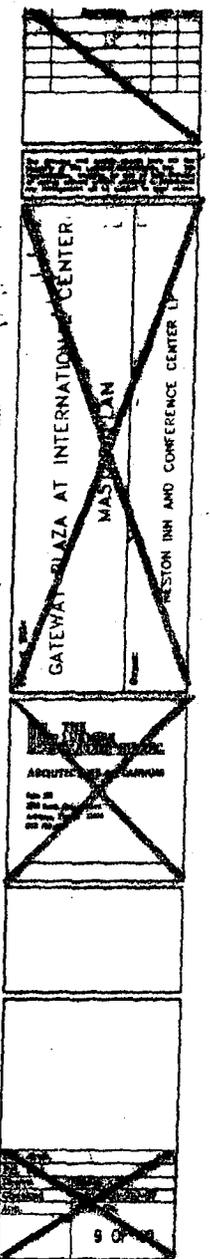


SECTIONAL ELEVATION B
(LOOKING WEST TOWARD EXISTING SHERATON INN)

SCALE: 1" = 40'-0"

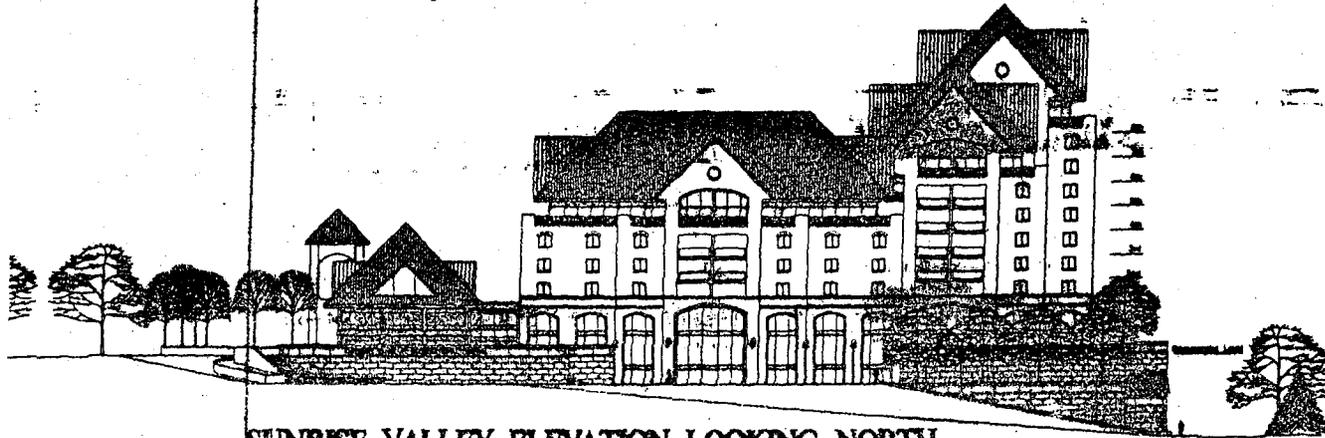


URBAN ENGINEERING & ASSOC., INC.
 1000 WASHINGTON STREET, SUITE 1000
 BOSTON, MASSACHUSETTS 02111
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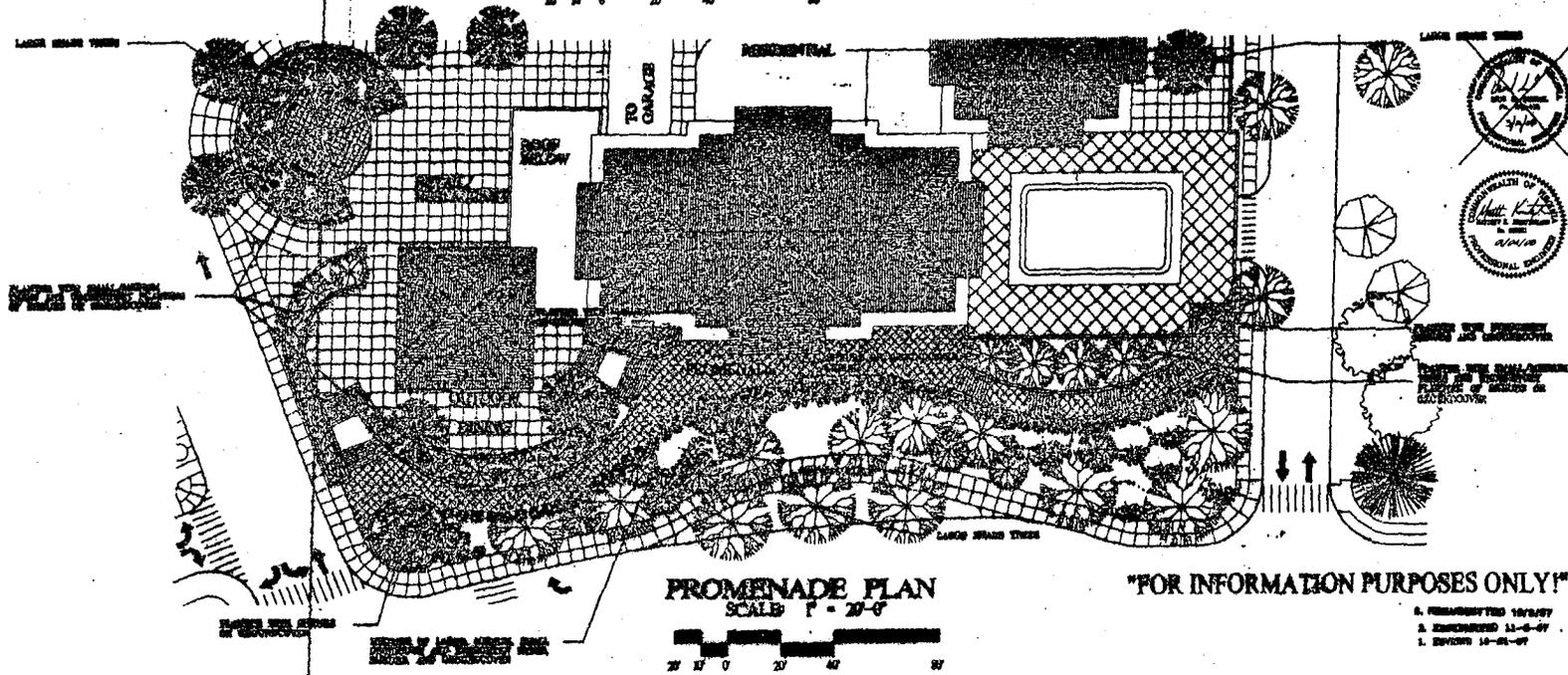
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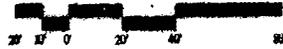
SUNRISE VALLEY ELEVATION LOOKING NORTH

SCALE: 1" = 20'-0"



PROMENADE PLAN

SCALE: 1" = 20'-0"



"FOR INFORMATION PURPOSES ONLY!"

- 1. PREPARED BY 10/24/57
- 2. REVISIONED 11-8-57
- 3. REVISED 12-21-57

THIS PLAN IS FOR INFORMATION PURPOSES ONLY
SHEET 34 OF 35

URBAN ENGINEERING & ASSOC., INC.
 1000 ...
 1000 ...
 1000 ...

GATEWAY PLAZA AT INTERNATIONAL CENTER
 MAIN PLAN
 SECTION 800 AND CONFERENCE CENTER

10.

